COUNCIL AGENDA

JUN 13, 1971

THE COUNCIL OF

THE CORPORATION OF THE CITY OF MISSISSAUGA

A G E N D A

MONDAY, JUNE 13, 1977, 9:30 A.M.

CITY COUNCIL CHAMBERS

1 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO

Prepared by: Clerk's Department
Date: June 9, 1977
Time: 12:00 Noon

NOTE: If the items are changed in any way, you will be advised prior to the commencement of the Meeting by the Chairman.

COUNCILLORS AND COMMITTEE MEMBERS ARE REQUESTED TO CONTACT THE APPROPRIATE DEPARTMENT HEADS PRIOR TO THE MEETING IF GREATER EXPLANATION OR DETAIL IS REQUIRED WITH REGARD TO ANY ITEM ON THE AGENDA.

J. F. Markham

Reviewed by
City Manager

1. THE LORD'S PRAYER

2. MINUTES OF COUNCIL MEETINGS: May 24, 1977
June 1, 1977

3. PRESENTATIONS

4. DEPUTATIONS

(a) FILE 17-77 - RECREATION & PARKS
FILE 30-77 - GRANTS

Mr. Rudy Bos will appear before Council to request a grant on behalf of the Boy Scouts, Mississauga District.

(b) FILE AMENDMENT 248
FILE T-76048 - PHI INTERNATIONAL INC.

Mr. G. Smith, representing Phi International Inc. will appear before Council with respect to the matter of levies as it applies to lands comprising of 31.4 acres in the Lakeshore Community. Mr. Smith appeared before Council at its meeting held May 24, 1977 with respect to this matter and Mr. Clark was requested to prepare a report at that time. (See item #UB-2)

(c) FILE 66-77 - DIVISION OF LAND

Mr. G. Smith will appear before Council with respect to Item 776 of the General Committee Report of June 1, 1977, concerning lands on the south side of Golden Orchard Drive (B 40/77-M).

5. PUBLIC QUESTION PERIOD

6. CORRESPONDENCE

(a) INFORMATION ITEMS - Attachments I-1 to I-19
(b) ITEMS REQUIRING DIRECTION - Nil

7. NOTICES OF MOTION

8. REPORTS FROM MUNICIPAL OFFICERS - Attachments R-1 and R-2

R-1 - FILE 10-77 - PARKS (MEADOW WOOD PARK)

Report dated June 6, 1977, from Virginia MacLean, Assistant City Solicitor, with respect to the Meadow Wood Park and certain landscape and irrigation works to be undertaken by Gulf Oil Canada Limited as discussed during Budget Discussions. To be received. By-law Available.

R-2 FILE 42-77 - ROAD CLOSINGS (REISS COURT)

Report dated June 8, 1977, from Mr. W. Taylor, Commissioner of Engineering, Works and Building, with respect to a request from the residents of Reiss Court to hold a street party on Saturday, June 25, 1977, or in the event of rain, Sunday, June 26, 1977, between the hours of 4:00 P.M. and 2:00 A.M. To be received. Resolution Available.

9. COUNCIL TO MOVE INTO COMMITTEE OF THE WHOLE TO CONSIDER REPORTS FROM COMMITTEES

Verbal motion

10. COMMITTEE REPORTS

(a) GENERAL COMMITTEE REPORT DATED MAY 25, 1977
(b) GENERAL COMMITTEE REPORT DATED JUNE 1, 1977
(c) GENERAL COMMITTEE REPORT DATED JUNE 8, 1977
(d) GENERAL COMMITTEE REPORT DATED JUNE 8th & 10th, 1977 (Official Plan)

11. COMMITTEE TO RISE

Verbal motion

12. PETITIONS

Nil

13. UNFINISHED BUSINESS - Attachments UB-2 to UB-6

UB-1 - FILE 17-77 - RECREATION & PARKS

Mr. Ron Duquette appeared before Council at its meeting held May 24, 1977, on behalf of the Mississauga Sports Complex Foundation and requested official approval of the City of Mississauga to proceed with bidding for the 1981 Summer Canada Games. At this time, Council requested a report to be prepared by the Recreation & Parks Department with respect to the cost involved and the arrangements which will have to be made. It is expected that a report will be available at this meeting.

UB-2 - FILE AMENDMENT 248
FILE T-76048 - PHI INTERNATIONAL INC.

Mr. G. Smith appeared before Council at its meeting held May 24, 1977, representing Phi International Inc. and requested Council to give an immediate response to the question of levies as it applies to the lands comprising of 31.4 acres in the Lakeshore Community designated as part of Lot 26, Conc. 2, S.D.S. At this meeting, Council requested that the City Solicitor prepare a report and recommendation in this regard. It is expected that a report will be available at this meeting.

Attached is a report dated June 8, 1977, from Mr. R. G. B. Edmunds, Commissioner of Planning, with respect to revisions to the Consolidated Report concerning Phi International Inc. To be received. Resolution Available.

UB-3 - FILE 32-77 - COMMITTEE OF ADJUSTMENT

Council at its meeting held May 24, 1977, considered an Appointment for Hearing notice from the Ontario Municipal Board regarding an appeal by Peel Condominium Corporation No. 30. Council at this meeting requested that the City Solicitor prepare comments with respect to this matter. It is expected that a report will be available for this meeting.

13. UNFINISHED BUSINESS CONTINUED

UB-4 - FILE OZ/73/75 - COVENTRY GROUP

Council at its meeting held May 9, 1977, passed the following motion (#279):-

"That consideration of the request by Coventry Group regarding townhouse project on Montevideo Road and Los Palmas Court, be deferred to the next meeting of Council on May 24, 1977."

Council at its meeting held May 24, 1977, again deferred the above motion to this Council meeting.

UB-5 - FILE 145-77 - PARKWAY BELT WEST DRAFT PLAN

General Committee at its meeting held May 25, 1977 referred a letter dated May 11, 1977, from the City of Brampton with reference to the Parkway Belt West Draft Plan Report of the Hearing Officers, February, 1977 to this meeting in order that Council members may study the report.

UB-6 - FILE 115-77 - CITY HALL

General Committee at its meeting held May 25, 1977, considered a report dated May 20, 1977 from the Commissioner of Planning with reference to Civic Administration Office Space Requirements. This matter was referred to this Council meeting without a recommendation.

UB-7 - FILE 10-77 - PARKS
FILE 54-77 - CREDIT VALLEY CONSERVATION AUTHORITY

General Committee at its meeting held June 8, 1977, passed the following recommendation:-

"That the Environmental Advisory Board and the Environmental Staff of the Planning Department assess the impact on the C.V.C.A. path (Meadowvale Park) and the Credit Meadows Park and advise Council which location would have the least impact on the environment by the Council meeting of June 13, 1977."

It is expected that a report will be available.

14. BY-LAWS

Verbal motion for required number of readings.

#300-77 - A By-law to appoint an Acting City Manager. (This by-law appoints Mr. E. M. Halliday as Acting City Manager effective June 20, 1977, to September 30, 1977. This is as recommended by Council on May 25, 1977).

THREE READINGS REQUIRED

#301-77 - A By-law to authorize execution of a contract for the construction of the Malton Depot Building on Fir Tree Drive. (Awarded to Napev Construction Limited. This is as recommended by General Committee on June 8, 1977).

THREE READINGS REQUIRED

#302-77 - A By-law to authorize execution of an Easement Agreement. (This is an easement agreement between the Credit Valley Conservation Authority and the City for a sewer and drain easement over Block B, Plan 802 and part lots 26 & 27, Conc. 3, S.D.S. This is as recommended by General Committee on May 25, 1977).

THREE READINGS REQUIRED

#303-77 - A By-law to levy tax on Universities, Colleges of Applied Arts and Technology and Public Hospitals. (This is as recommended by General Committee on May 25, 1977).

THREE READINGS REQUIRED

#304-77 - A By-law to authorize execution of an Agreement. (This is an agreement between Nick Van Vilet and Darcel Construction Company and the City to expedite landscape approvals for Block ZZ, Plan M-59. This is as recommended by General Committee on June 1, 1977).

THREE READINGS REQUIRED

#305-77 - A By-law to accept an Offer to Sell. (This is an Offer to Sell submitted by Narciso Martini and Anna Martini for lands covering an 8394 sq. ft. parcel, part 1, Plan 43R-2172, for road construction purposes, Winston Churchill Boulevard Widening. This is as recommended by General Committee on June 1, 1977).

THREE READINGS REQUIRED

#306-77 - A By-law to accept an Offer to Sell. (This is an Offer to Sell submitted by NHD Developments Limited covering an 833 sq. ft. parcel for road purposes, Dundas Street Reconstruction. This is as recommended by General Committee on June 1, 1977).

THREE READINGS REQUIRED

#307-77 - A By-law to amend By-law No. 234-75, as amended. (This by-law designates 400 Mississauga Valley Boulevard, 1055 Dundas Street East, 1745 Bloor Street, 5875 Airport Road, 3060 Constitution Boulevard, 3055 Tomken Road, 3040 & 3050 Constitution Boulevard, 121 Falconer Drive, 180 Mississauga Valley Boulevard, and 6699 Falconer Drive, as Fire Routes. This is as recommended by General Committee on June 1, 1977).

THREE READINGS REQUIRED

#308-77 - A By-law to amend By-law No. 234-75, as amended. (This by-law prohibits heavy trucks at all times on Asta Drive. This is as recommended by General Committee on June 1, 1977).

THREE READINGS REQUIRED

#309-77 - A By-law to authorize the execution of an agreement between the Corporation of the City of Mississauga and Gulf Oil Canada Limited. (This agreement is for certain landscaping work to be done on part of Meadow Wood Park).

THREE READINGS REQUIRED

#310-77 - A By-law to execute a Lease. (This is a Lease between the Toronto Transit Commission and the City for the use of the Long Branch Bus Loop. This is as recommended by General Committee on June 1, 1977).

THREE READINGS REQUIRED

#311-77 - A By-law to execute an Agreement between The Peel Board of Education and the City of Mississauga. (This agreement is for shared facilities. This is as recommended by General Committee on June 1, 1977).

THREE READINGS REQUIRED

#312-77 - A By-law to provide for the collection of the final tax levies for the year 1977. (This by-law establishes the due dates for payment of the 1977 taxes. This is as recommended by General Committee on June 1, 1977).

THREE READINGS REQUIRED

#313-77 - A By-law to convey part of the one foot reserve on R.P. 420. (This by-law conveys part of a one foot reserve, shown as R.P. 420 to Frank & Helen Cherry. This is in accordance with a recommendation adopted by Council on January 26, 1976).

THREE READINGS REQUIRED

#314-77 A By-law to establish certain lands as part of the municipal highway system. (This by-law lifts part of a one foot reserve on R.P. 884 and establishes same as part of Burnhamthorpe Road).

THREE READINGS REQUIRED

#315-77 - A By-law to establish certain lands as part of the municipal highway system. (This by-law lifts one foot reserves shown as Blocks O, R & V, R.P. M-115, and establishes same as part of Deer's Wold, Prince John Boulevard and Sherwood Forrest Circle respectively).

THREE READINGS REQUIRED

#316-77 - A By-law to establish certain lands as part of the municipal highway system. (This by-law establishes part lot 9, Range 2, C.I.R. as part of Terlin Boulevard).

THREE READINGS REQUIRED

#317-77 - A By-law to establish certain lands as part of the municipal highway system. (This by-law lifts one foot reserves on R.P. 632 & establishes same as parts of Robin Drive and Will Scarlett Drive).

THREE READINGS REQUIRED

#318-77 - A By-law to establish certain lands as part of the municipal highway system. (File OZ/38/74, Merit Homes Inc. This by-law establishes part of lot 2, Conc. 4, W.H.S., as part of Reid Drive).

THREE READINGS REQUIRED

#319-77 - A By-law to establish certain lands as part of the municipal highway system. (This by-law establishes part of lot 71, Registrar's compiled plan 1003 as part of Burnhamthorpe Road West).

THREE READINGS REQUIRED

#320-77 - A By-law to establish certain lands as part of the municipal highway system. (This by-law lifts part of a one foot reserve on R.P. 875 and establishes same as part of Drew Road).

THREE READINGS REQUIRED

#321-77 - A By-law to establish certain lands as part of the municipal highway system. (This by-law lifts part of the one foot reserve on R.P. 906 shown as part 1 on Plan 43R-4538 and establishes same as part of Paisley Blvd.).

THREE READINGS REQUIRED

#322-77 - A By-law to establish certain lands as part of the municipal highway system. (File OZ/13/71, Ramsey Developments Ltd. This by-law lifts parts 1 & 2 on plan 43R-3612 to provide access to the townhouse development and establishes same as part of Dundas St. W.).

THREE READINGS REQUIRED

#323-77 - A By-law to establish certain lands as part of the municipal highway system. (This by-law lifts the one foot reserve shown as part of Lot 10, Range 2, C.I.R. and establishes same as part of Woodeden Drive).

THREE READINGS REQUIRED

#324-77 - A By-law to establish certain lands as part of the municipal highway system. (This by-law lifts a one foot reserve shown as Block D, R.P. M-164, and establishes same as part of the South Service Road).

THREE READINGS REQUIRED

#325-77 - A By-law to authorize the execution of a Financial Agreement between Superior Heights Association Limited and the Corporation of the City of Mississauga. (File T-76050, Superior Heights - Lands located north of Paisley Blvd., east of Stillmeadow Road).

THREE READINGS REQUIRED

#326-77 - A By-law to authorize the execution of an Engineering Agreement and a Financial Agreement between Vidlow Construction Limited and the Corporation of the City of Mississauga. (File T-75209, Vidlow Construction Limited - Lands located east of Gordon Drive, south of Queensway West).

THREE READINGS REQUIRED

#327-77 - A By-law to authorize the execution of an Engineering Agreement between Old York Realty Limited and the Corporation of the City of Mississauga. (File OZ/66/75, Lozo Brothers Limited - Lands located at the southwest intersection of Dundas St. E. & Stanfield Road).

THREE READINGS REQUIRED

#328-77 - A By-law to amend By-law Number 5500 as amended. (File OZ/66/75, Lozo Brothers Limited - Lands located on the southwest corner of Dundas St. & Stanfield Road).

THREE READINGS REQUIRED

#329-77 - A By-law to amend By-law Number 5500 as amended. (File OZ/15/76, Markborough Properties Limited - Lands located at the southwest corner of Battleford Road & Montevideo Road).

THREE READINGS REQUIRED

#330-77 - A By-law to remove certain lands from part-lot control. (This by-law removes semi-detached zoned property on Lot 28, R.P. M-81 from part-lot control, lands loated south of Dundas St. W., west of Stillmeadow Road).

THREE READINGS REQUIRED

14. BY-LAWS CONTINUED

#197-77 - A By-law to stop up part of an allowance for road in the City of Mississauga for a period of 4 months. (This by-law closes Pond Street at Second Line West in Meadowvale Village. This is as recommended by General Committee on June 8, 1977).

THIRD READING REQUIRED

#331-77 - A By-law to prohibit and regulate the discharge of Firearms. (This is as recommended by General Committee on June 8, 1977).

THREE READINGS REQUIRED

#332-77 - A By-law to authorize the execution of a sub-licence between the Corporation of the City of Mississauga, and the Mississauga Hungaria Soccer Club. (This by-law is for the use of the soccer field. This is as recommended by General Committee on June 8, 1977).

THREE READINGS REQUIRED

#333-77 - A By-law to authorize execution of an Agreement. (This is an agreement between Nick Van Vliet, the Corporation of the City of Mississauga and Darcel Construction Co. for Block KKK, Plan M-59 for landscape consulting services. This is as recommended by General Committee on June 8, 1977).

THREE READINGS REQUIRED

#334-77 - A By-law to amend By-law No. 114-76. (This by-law amends Schedule 'A' for fees for Building and Heating permits. This is as recommended by General Committee on June 8, 1977).

THREE READINGS REQUIRED

15. MOTIONS

(a) To adopt General Committee Report dated May 25, 1977.

(b) To adopt General Committee Report dated June 1, 1977.

(c) To adopt General Committee Report dated June 8, 1977.

(d) To adopt General Committee Report dated June 8th & 10th, 1977. (Official Plan)

(e) Motion re GO Transit Train Service to Streetsville and Milton. (H. McCallion)

(f) Motion re twice weekly garbage pickup. (L. Taylor)

(g) Motion re Bayley Property, 1330 Eglinton Avenue West.

(h) Motion to assume works and release securities with respect to R.P. 906, Imperial Downs Subdivision.

(i) Motion re to rescind Resolution #313, which exempted lands owned by M. & G.J. Gaglione from the holding by-law.

(j) Motion re Circus Vargas.

(k) To advise the Ontario Municipal Board that By-law 274-77 is in conformity with the Official Plan for the City of Mississauga Planning Area.

(l) To advise the Ontario Municipal Board that By-law 275-77 is in conformity with the Official Plan for the City of Mississauga Planning Area.

(m) To advise the Ontario Municipal Board that By-law 276-77 is in conformity with the Official Plan for the City of Mississauga Planning Area.

(n) To advise the Ontario Municipal Board that By-law 278-77 is in conformity with the Official Plan for the City of Mississauga Planning Area.

(o) To advise the Ontario Municipal Board that By-law 279-77 is in conformity with the Official Plan for the City of Mississauga Planning Area.

(p) To advise the Ontario Municipal Board that By-law 192-77 is in conformity with the Official Plan for the City of Mississauga Planning Area.

15. MOTIONS CONTINUED

(q) To make application to the Ontario Municipal Board for approval of City of Mississauga Restricted Area By-law 217-77.

(r) To make application to the Ontario Municipal Board for approval of City of Mississauga Restricted Area By-law 218-77.

(s) To make application to the Ontario Municipal Board for approval of City of Mississauga Restricted Area By-law 244-77.

(t) To advise the Prime Minister of Canada that the City of Mississauga endorses the concerns expressed by the Hon. Andre Ouellet in regard to Fiscal problem encountered by Municipalities. (H. McCallion)

(u) To grant permission to residents of Reiss Court to hold Street Party.

(v) Motion re Phi International Inc. T-76048.

(w) Motion re 7555 Goreway Drive. (F. McKechnie)

(x) Motion re Clairville Estates Pastoria Holdings (fencing). (F. McKechnie)

(y) To authorize Councillor McKechnie to deliver greetings to the Town of Malton in Yorkshire on behalf of Council and the residents of the City of Mississauga.

16. NEW BUSINESS

17. IN CAMERA

There will be one item to be discussed In Camera.

18. BY-LAW TO CONFIRM PROCEEDINGS OF COUNCIL AT THIS MEETING

19. ADJOURNMENT

I-1

Shire of Pakenham

shire office
p.o. box 7
pakenham, 3810.

telephone
(059) 411011

in reply please quote:

20th April, 1977.

RECEIVED
JUN 9 1977
MAYOR'S OFFICE

His Worship the Mayor,
City of Mississauga,
1 City Centre Drive,
MISSISSAUGA.
Ontario. L5B 1M2.
Canada.

Your Worship,

I have received your messages of goodwill, conveyed by Mr. Mark R. Grice, (the Rotary Exchange Student selected by The Mississauga Rotary Club) and have conveyed your message to other Councillors, who were also delighted to receive your letter.

Mark is representing your City with distinction, and is regarded as a very popular and able ambassador. Whilst our respective Councils' responsibilities may vary considerably it was interesting to learn from Mark of those areas of similarity, and Councillors were grateful for the opportunity to receive information about your Council.

I would be pleased if you would extend to your Councillors greetings from the Shire of Pakenham, and congratulations to Mark upon the manner in which he is conducting himself during his stay in this Shire.

Yours faithfully,

Michael S. Bishop

M. S. BISHOP, J.P.
Shire President.

TO BE RECEIVED.

1-0

Ontario

Ministry of
Transportation and
Communications

C.T.V.

Central Region,
3501 Dufferin Street,
Downsview, Ontario.
M3K 1N6.

1977-05-31

Mr. T. L. Julian,
Clerk,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.

RECEIVED
REGISTRY NO. 4639
DATE JUN 6 1977
FILE NO. 22-77
CLERK'S DEPARTMENT

Re: 1977 Supplementary Subsidy Allocation

Dear Sir:

The Honourable James Snow, Minister of Transportation and Communications, has authorized a supplementary subsidy allocation for your municipality in the amount of

$ 400,000.00 for Construction

The approval is for Major Roadwork

The balance of your municipality's supplementary subsidy request was noted but in view of overall priorities and the availability of Ministry funds for 1977 no further approval could be given.

This approval is given subject to the approval of individual works of construction and of contracts for construction or maintenance.

The approval of the Ontario Municipal Board shall be obtained before any expenditure is authorized or work commenced which will be financed by the issue of debentures or monies raised in years subsequent to the term of the present Council.

The total subsidy allocations for Construction and for Maintenance are shown at the bottom of this letter.

Yours truly,

F. G. Allen,
Regional Director.

✓ TO BE RECEIVED. COPY HAS BEEN SENT TO W. TAYLOR, D. OGILVIE & W. MUNDEN

	Construction	Maintenance	Total
Total of Subsidy Allocations.....	$ 2,165,000.00	$ 2,250,000.00	$ 4,415,000.00

I-3

City of Mississauga

MEMORANDUM

To MAYOR & MEMBERS OF COUNCIL

From L. M. McGillivary

Dept.

Dept. Deputy City Clerk

June 7, 1977

RE: File 118-77 - THE LIQUOR LICENCE
BOARD OF ONTARIO

Correspondence has been received from the Liquor Licence Board of Ontario advising of applications for the issuance of Liquor Licences with respect to the following establishments within the City of Mississauga:-

1. Wong's Restaurant - 3008 Novar Road, Mississauga
2. Houston Pizza & Spaghetti House - 51 Lakeshore Rd. E., Port Credit
3. Mamma Lucia Pizzeria - 69 Dundas St. W., Mississauga
4. Zorros Steak House Tavern - 7171 Torbram Road, Mississauga
5. Woodlands Golf & Country Club - Mississauga

L. M. McGillivary
Deputy City Clerk

LMM/sjc

TO BE RECEIVED.

MONTAGUE POUND Associates Limited
PLANNING CONSULTANTS
TELEPHONE: 270-4411
SUITE 307, 77 CITY CENTRE DRIVE
MISSISSAUGA, ONTARIO L5B

I-4

June 6, 1977

Mr. T. Julian
Clerk
City of Mississauga
One City Centre Drive
Mississauga, Ontario

RECEIVED
REGISTRY NO. 4693
DATE JUN 7 1977
FILE NO. T-74154
CLERK'S DEPARTMENT

RE: PROPOSED PLAN OF SUBDIVISION
FIELDGATE HOMES
OUR FILE NO: 14-L
MINISTRY NO: 21T-74154

Dear Mr. Julian:

Please be advised that it is our client's intention to commence preservicing of the above-noted proposed Plan of Subdivision.

In this regard, enclosed is an executed copy of the required preservicing letter of undertaking.

It would be appreciated if you would make Council aware of our client's intention, and should you require any additional information or material please contact this office.

Yours very truly,

R. E. BELFORD, A.M.C.T.A.

REB/mk
Encls.

cc: Mr. S. Hofstedter
Mr. S. Lawson

TO BE RECEIVED.

3625 DUFFERIN STREET, SUITE 503 • DOWNSVIEW • ONTARIO • M3K 1N4

TELEPHONE: 630-2480

I-4(a)

June 3, 1977

City of Mississauga,
1 City Centre Dr.,
Mississauga, Ont.

Attn: Mr. T. L.Julian, City Clerk

Dear Sir,

In consideration of the City of Mississauga allowing services to be installed in the subject proposed subdivision, prior to registration of the plan, the company (as owner) covenants and agrees as follows:

1. The developer acknowledges that by proceeding with these services in advance of registration of a plan of subdivision, the developer is doing so totally at its own risk.

2. To allow the City, its employees, servants and agents to enter the lands at all reasonable times and for all reasonable purposes, including and without limiting the generality of the foregoing, for all necessary inspections, and to correct any drainage problems, and to correct or eliminate any other nuisance, such as dust, garbage and debris, excavations, old buildings, etc., and the cost incurred by the City in so doing shall be a charge to the Owner.

3. To submit a cash deposit as required by the Engineering Agreement (5% for a maximum of $10,000.00).

4. To indemnify the City, its employees, servants and agents (and the Hydro Commission and Regional Municipality of Peel), against all actions, causes of actions, suits, claims and demands whatsoever, which may arise either directly or indirectly by reason of the pre-servicing, and the owner undertaking the construction of the work within the proposed subdivision.

5. To proceed with the development in accordance with the attached Schedule of Performance, and should active development of the land come to a termination, to smooth, grade and seed the site to renew vegetation, and prevent erosion problems, and upon any failure in performing this obligation, to allow the City to enter upon the lands and carry out the work deemed necessary by the Engineering Department, with the costs incurred by the City to be a charge upon the Owner.

(cont'd)

I-4(b)

6. To allow the City to draw on the cash deposit under Clause 3 above for the completion of any works considered necessary by the City Engineer including those indicated under Clauses 2 and 5 and other works such as rectification of drainage problems and cleanup of existing roads upon verbal notification to the Consulting Engineer.

7. To require these undertaking and covenants to be assumed by any successor in title, to the effect that the obligations and covenants herein shall be binding upon executors, administrators, successors and assigns.

Yours very truly,

FIELDGATE HOMES

SH/kg

S. Hofstedter

Square One Shopping Centre Management Office, 100 City Centre Dr., Mississauga, Ont. L5B 2C9 Telephone (416) 270-7771

I-5

May 25th, 1977.

Mr. L. M. McGillivary,
Deputy City Clerk,
1 City Centre Drive,
Mississauga, Ontario.
L5B 1M2

Re: Circus Vargas, File 7-77

Dear Mr. McGillivary:

Thank you for your letter dated April 13th, 1977 permitting Circus Vargas to perform on Square One's parking lot. We would like to inform you that the circus dates have been slightly altered. They will be performing at Square One July 13th to 17th, 1977 and not July 14th to 18th as we had previously indicated.

It is our understanding that your letter is all we require and the Vargas people have already been in touch with the city on any further requirements they might need. Thank you again.

Sincerely,

SQUARE ONE SHOPPING CENTRE

Nance Gluszek

Nance Gluszek,
Promotion Manager,

NG:yw

RECEIVED
REGISTRY NO. 4405
DATE MAY 31 1977
FILE NO. T-77
CLERK'S DEPARTMENT

TO BE RECEIVED
RESOLUTION AVAILABLE

The Peel Board of Education

Director of Education and Secretary • *Superintendent of Academic Affairs* • *Superintendent of Business Affairs and Treasurer*
J.A. Fraser, B.A., M.Ed. C. L. Dobson, M.A. H.J.A. Brown, B.A.

I-6

May 20, 1977.

RECEIVED
REGISTRY NO 4240
DATE MAY 26 77
FILE NO. 25-77
CLERK'S DEPARTMENT

Mrs. Joan J. LeFeuvre,
Committee Co-ordinator,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.
L5B 1M2

Dear Mrs. LeFeuvre:

Re: File 25-77 Zoning General
Parking of Commercial Vehicles

I acknowledge your letter dated May 10, 1977 and your recommendation for Board consideration:

"That the School Boards be approached with respect to allowing the overnight accommodation of school buses on their property, and further that the drivers of buses be encouraged to make use of that facility."

It is the decision of the Administration that this recommendation not be accepted by the Board.

Our experience in the past has been great concern from residents living adjacent to school properties, and their objections when school buses park on the school grounds. We must also take into consideration winter snow conditions; snow clearing is undertaken at an early hour and cannot be satisfactorily executed when vehicles are parked. We regret we are unable to accommodate your request.

Please do not hesitate to contact this office if you require further information.

Yours very truly,

THE PEEL BOARD OF EDUCATION

E. Britten

(Mrs.) E. Britten,
Regional Business Officer.

/lr

cc: R.B. Hasler

TO BE RECEIVED.
COPY HAS BEEN SENT
TO R. EDMUNDS.

73 KING STREET WEST, MISSISSAUGA, ONTARIO L5B 1H5 TELEPHONE (416) 279-6010

The Peel Board of Education

Director of Education and Secretary • *Superintendent of Academic Affairs* • *Superintendent of Business Affairs and Treasurer*
J.A. Fraser, B.A., M.Ed. C. L. Dobson, M.A. H.J.A. Brown, B.A.

I-1

May 20, 1977

RECEIVED
REGISTRY NO. 4147
DATE MAY 24 1977
FILE NO. 3-77 81-77 136-77
CLERK'S DEPARTMENT

Mr. L. M. McGillivary,
Deputy City Clerk,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.
L5B 1M2

Dear Mr. McGillivary:

Re: File Nos. 3-77, 81-77, 136-77

On behalf of The Peel Board of Education, may I apologize for the delay in responding to your letters. The Board has spent considerable time on certain specific issues that has not allowed the fullness of time to complete all of its agenda items.

Your letter has been brought forward to the Board, has been received, and is under consideration at the present time.

Sincerely,

John A. Fraser,
Director of Education.

TO BE RECEIVED.

73 KING STREET WEST, MISSISSAUGA, ONTARIO L5B 1H5 TELEPHONE (416) 279-6010

I-8

May 14/97

Mississauga City Council:

Your inhuman attitude in contemplating passing a by law legalizing the setting of traps to catch cats which may trespass on other peoples property calls for all the condemnation possible. It is hard to believe any who wants to be called human could even think of such rottenous

Cats are the most loving harmless, yes the cleanest pets. Many 2 legged cats could learn much from them.

Weare uniting against such evil: Signed—

Marion Hobson 412 Brookdale Ave

Mrs. Donald Dymond (telephoned request)

Jeffory Cohen " "

Mrs. Marilyn Garlick " "

Ron & Gail " "

Mrs. Richard Webster " "

Mr. " " "

TO BE RECEIVED
√ COPY HAS BEEN SENT TO K. COWAN

M... Mytruk - 1682 Avenue Rd. I-8(c

P. Weeks 387 Fairlawn Ave

O. Mocksel 443 Fairlawn Ave

Mr. F. Muller 389 Fairlawn Ave.
Mrs. H. " " "
Mr. T. Wettlaufer 395 " "
Mrs. Robt. Christie 400 Fairlawn Ave. Toronto.
Linda Simpson 394 Fairlawn Ave Toronto
Grace Simpson 394 Fairlawn Ave Toronto
Yvonne Wright 378 Fairlawn Ave. Toronto.
Paul S Wright " " " "
Diana Wright 378 Fairlawn Ave, Toronto
Steve Vilyaha 40 Lawrence Ave W Toronto
Ian Gordon Marwood 3 N. Fairlawn Ave
Jerry Hesse 375 Fairlawn Ave Toronto
Bob Hesse Toronto, Ont.
Mrs B O'Kane 1686 Avenue Rd.
Paul Rolston 1682 Avenue Rd.
Mrs. Donovan 175 Glencairn Ave.
Miss Telford 15 Glenholme Ave Toronto

Madeline Houghan 335 Lawrence Ave W
Hubert Hougan mo. K.W.
Phyllis Kurnia Mr. J. T. I. 78 Wrayford Ave
Mrs. Copeland 509 Douglas Ave. Scarboro N.
(By request).
(Mrs. Columbia 408 Delaraine Ave. Toronto)
(Nancy Dunn 532 St. Germaine Ave
(Telephone request)
Ross Columbia 408 Delaraine Ave Tor.
Telephone request.

RECEIVED
REGISTRY NO. 4286
DATE MAY 26 1977
FILE NO. 146-77
49-77-
CLERK'S DEPARTMENT

I-9

Ontario

Ministry of Housing

Plans Administration Division

RECEIVED
REGISTRY NO. 4451
DATE JUN 1 1977
FILE NO. 131-77
CLERK'S DEPARTMENT

56 Wellesley St. West
8th Floor
Toronto, Ontario
M7A 2K4

416/965-9560

May 30, 1977

To: All Affected Agencies,
Area Municipalities in the
Regional Municipality of Peel,
Waterloo and Ottawa-Carleton

Subject: Delegation of Condominium
Approval Power to Regional
Municipalities

The Minister of Housing intends to delegate his power to approve plans of condominium to three Regional Municipalities, effective June 1, 1977. These are: Ottawa-Carleton, Peel and Waterloo.

Once delegation takes place, the Regional Planning Department will be responsible for obtaining your comments on condominium plans submitted after June 1, 1977. As we will not be maintaining duplicate condominium files, there is no need to send us a copy of your comments.

However, I would point out that our Ministry will continue to deal with all applications received prior to the delegation date.

Thank you for your co-operation.

Yours truly,

P.G. Rimmington
Director
Operations and Development
Control Branch

TO BE RECIEVED
COPY HAS BEEN SENT TO R. EDMUNDS,
G. BEWICK, R. LATHAN, J. MURRAY

I-10

Ontario

Ministry
of
Housing

Plans Administration Division

56 Wellesley St. West
8th Floor
Toronto, Ontario
M7A 2K4

RECEIVED
REGISTRY NO. 4501
DATE JUN 2 1977
FILE NO. 120-77
CLERK'S DEPARTMENT

May 27, 1977

Mr. T. L. Julian
Clerk
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

Dear Mr. Julian:

Subject: Commenting on draft Official Plans and Amendments

As you know, in the past, this Branch has, when requested, reviewed draft official plans and amendments prior to their formal adoption and submission.

Earlier, this year, we met with staff of the Region of Peel to discuss the possibility of the Regional Municipality assuming the responsibility of reviewing draft official plans and major amendments prepared by the various area municipalities. As a result of this discussion, Regional Council, on May 2, 1977 informed us that they are prepared to accept this responsibility.

Preliminary involvement by the Region at the early stage of the plan formulation should significantly reduce the length of time required to process these documents when they are formally submitted to this Ministry for approval. Also, taking on the responsibility of commenting on draft documents and circulating them to various affected agencies will assist the Region in preparing for the eventual delegation of the Minister's approval of local official plans and amendments, which could occur following the approval of the Regional Official Plan.

✓ TO BE RECEIVED. COPY HAS BEEN SENT TO G. BEWICK & R. EDMUNDS

.....2

This letter will, therefore, confirm that as of June 1, 1977, you should send copies of draft documents that you wish to have reviewed, to the regional planning staff instead of this Ministry.

As was the case with us, you will undoubtedly want all official plans to be reviewed in draft form by the Region. However, the review of draft amendments could be limited to those which contain major or substantive policy or land use changes such as secondary plans, major land use redesignations etc. Feel free to approach the Region on any other planning matter that you want their advice on.

Yours truly,

Bruce McLeod

per Mrs. D. Santo, M.C.I.P.
Director
Official Plans Branch

Ontario Energy Board

Ontario

A

E.B.R.O. 363-I

I-11

RECEIVED
REGISTRY NO. 4363
DATE MAY 30 1977
FILE NO. 7-77
CLERK'S DEPARTMENT

IN THE MATTER OF The Ontario Energy Board Act, R.S.O. 1970, Chapter 312;

AND IN THE MATTER OF an application by The Consumers' Gas Company for Orders approving rates to be charged for the sale of gas.

NOTICE OF APPLICATION AND HEARING

TAKE NOTICE that the attached application dated May 16, 1977, has been filed by The Consumers' Gas Company under section 19 of The Ontario Energy Board Act for orders approving or fixing just and reasonable rates and other charges for the sale of gas. All customers of the Applicant are affected.

The Applicant seeks to bring on for hearing Phase I (rate base, return thereon and reasonable return) of the main application and to increase its rates to recover the costs set out in paragraph 2 of the attached application.

The application includes a request to recover these cost increases on an interim basis.

THE BOARD HAS APPOINTED THURSDAY, JUNE 23, 1977, AT 10 A.M. IN ITS HEARING ROOM, 9TH FLOOR, 14 CARLTON STREET, TORONTO, ONTARIO, FOR THE HEARING OF THE REQUEST TO RECOVER ON AN INTERIM BASIS AN INCREASE IN THE COST OF GAS PURCHASED FROM TRANSCANADA PIPELINES LIMITED EXPECTED

✓ TO BE RECEIVED.
COPY HAS BEEN SENT
TO B. CLARK

I-11(a)

TO COME INTO EFFECT JULY 1, 1977, TOGETHER WITH INCREASES IN OTHER COSTS ASSOCIATED WITH THE ACQUISITION, TRANSPORTATION AND STORAGE OF ITS GAS SUPPLY, AND MONDAY, AUGUST 8, 1977, AT 10 A.M. AT THE SAME PLACE FOR THE HEARING OF PHASE I OF THE MAIN APPLICATION. IN ITS DECISIONS THE BOARD MAY INCREASE OR DECREASE ANY RATE PROPOSED BY THE APPLICANT.

By direction of the Board, municipalities are to be served with notice personally or by registered mail and all other persons affected are to be served by newspaper publication of this notice. If any person notified does not attend at either hearing, the Board may proceed in his absence and he will not be entitled to any further notice in the proceedings.

Any person who intends to oppose the application or otherwise intervene shall, within 14 days after the day of service of this notice upon him, file in duplicate with the Board Secretary at 14 Carlton Street, Toronto, Ontario M5B 1K5, and serve upon the Applicant's solicitors, Aird, Zimmerman & Berlis, 145 King Street West, Toronto, Ontario M5H 2J3, his answer containing a clear and concise statement of his interest and his grounds for opposing or otherwise intervening, and being endorsed with his name and address and, if documents are to be served on his solicitor, his solicitor's name and address. Filing or service may be personal or by registered mail.

I-11(b)

The Board has directed the Applicant to file with the Board and deposit at the Applicant's principal offices in Toronto, Ottawa, St.Catharines, Whitby and Barrie not later than June 13, 1977, copies of the Applicant's written evidence in support of the interim application and Phase I of the main application, for examination by interested persons. Copies are also to be served on intervenors as they become known.

DATED at Toronto this 25TH day of May, 1977.

ONTARIO ENERGY BOARD

S.A.C. Thomas
Secretary to the Board

I-11(c)

ONTARIO ENERGY BOARD

IN THE MATTER OF The Ontario Energy Board Act, R.S.O. 1970, Chapter 312

AND IN THE MATTER OF an Application by THE CONSUMERS' GAS COMPANY for Orders approving rates to be charged for the sale of gas

A P P L I C A T I O N

1. The Consumers' Gas Company ("Consumers'") hereby applies to the Ontario Energy Board (the "Board") under Section 19 of The Ontario Energy Board Act, R.S.O. 1970, Chapter 312 (the "Act"), for an order or orders approving or fixing just and reasonable rates and other charges for its sale of gas. Consumers' proposes that this Application be heard in one proceeding consisting of two phases:

(a) In the first phase ("Phase I"), the Board will be asked to determine Consumers' rate base, the return earned by Consumers' on such rate base and the reasonable return which should currently be allowed to Consumers'. To facilitate these determinations, Consumers' will submit to the Board its actual results for fiscal 1976, estimated results for fiscal 1977 and forcasted results for fiscal 1978.

(b) In the second phase ("Phase II"), Consumers' will request the Board to approve or fix rates or other charges for the sale of gas designed to

I-11(d)

produce the reasonable return found appropriate by the Board in Phase I.

2. Since the determination by the Board on June 30, 1976 that 10.1% was a fair and reasonable rate of return for Consumers', increases in the cost of capital and other costs to Consumers' have been such that revenues generated by the current rate structure are inadequate to maintain Consumers' financial integrity. During the course of the proceedings resulting from this Application, Consumers' anticipates that it will incur substantial increases in the cost of gas purchased from its major supplier, TransCanada Pipelines Limited and in other costs associated with the acquisition, transportation and storage of its gas supply. Accordingly, Consumers' hereby applies, inter alia, for a final order and, pursuant to Sections 15(8) and 19 of the said Act and pending the final disposition of the Application and Phase I and Phase II thereof as described in paragraph 1, interim orders as may be necessary to permit Consumers' to recover all such increases in costs and to earn a more appropriate rate of return. Such orders will be subject to such terms and conditions as may be imposed by the Board pending the final disposition of this Application.

3. Pending the final disposition of this Application and the approval by the Board of new rates or other charges for the sale of gas, Consumers' proposes that, based on

J-11(2)

evidence to be adduced at the hearing, the existing rates be amended or increased from time to time to allow Consumers' to recover such amounts as may be found appropriate by the Board.

4. The persons affected by these applications are the customers and other persons resident in the municipalities in which Consumers' distributes natural gas. Because of the number of such persons it is impractical to set out their names and addresses. The classes of persons so affected are the residential, commercial, industrial and other customers of Consumers'. The nature and effect of these applications on each such class of persons are described in paragraphs 1, 2 and 3 hereof.

DATED at Toronto this 16th day of May, 1977.

THE CONSUMERS' GAS COMPANY
by its Solicitors
AIRD, ZIMMERMAN & BERLIS
145 King Street West, 15th Floor
Toronto, Ontario

5-12

Ontario

A 762186
A 762187
A 762188

Ontario Municipal Board

IN THE MATTER OF Section 42 of The Planning Act (R.S.O. 1970, c. 349) as amended

- and -

IN THE MATTER OF three appeals by Para Builders Limited from three decisions of the Regional Municipality of Peel Land Division Committee

RECEIVED
REGISTRY NO. 5011
DATE JUN 7 1977
FILE NO. 06-77
CLERK'S DEPARTMENT

APPOINTMENT FOR HEARING

Para Builders Limited having appealed from three decisions of the Regional Municipality of Peel Land Division Committee dated the 18th day of November, 1976, whereby the Committee dismissed its applications numbered B-139-76M, B-140-76-M and B-141-76-M for consent to the conveyance, mortgage or charge or to an agreement for the sale and purchase of three parcels of land, each parcel having a frontage of 51 feet 7 inches on the north side of Kane Road and an area of approximately 6,447.5 square feet, the lands in question being composed of part of Lot 8, Range 1, C.I.R., formerly in the Town of Mississauga and now in the City of Mississauga;

THE ONTARIO MUNICIPAL BOARD hereby appoints Monday the 18th day of July, 1977 at the hour of ten o'clock [local time] in the forenoon at the Bramalea Civic Centre, Bramalea for the hearing of all persons who desire to be heard in support of or in opposition to the appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved, persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

DATED at Toronto this 3rd day of June, 1977.

TO BE RECEIVED.
COPY HAS BEEN SENT TO
R. EDMUNDS & B. CLARK

SECRETARY

I-13

Ontario

A 762027

RECEIVED
REGISTRY NO. 4999
DATE JUN 7 1977
FILE NO. 32-77
CLERK'S DEPARTMENT

Ontario Municipal Board

IN THE MATTER OF Section 42 of The Planning Act (R.S.O. 1970, c. 349) as amended,

- and -

IN THE MATTER OF an appeal by Kenneth J. Ellis from a decision of the Committee of Adjustment of the City of Mississauga

---

APPOINTMENT FOR HEARING

Kenneth J. Ellis having appealed from a decision of the Committee of Adjustment of the City of Mississauga dated the 12th day of November, 1976, whereby the Committee granted an application by Norma Dellio for a variance from the provisions of By-law 5500 of the City of Mississauga, as amended, to permit the maintenance of an elevated balcony on existing dwelling house premises known municipally as 1447 Petrie Way having a side yard setback of approximately 6.5 feet, whereas the said by-law requires a minimum side yard setback of 8 feet, upon the condition set out in the said decision;

THE ONTARIO MUNICIPAL BOARD hereby appoints Monday, the 18th day of July, 1977, at the hour of ten o'clock (local time) in the forenoon, at the Board's Chambers, 180 Dundas Street, West, 8th Floor, in the City of Toronto, for the hearing of all persons who desire to be heard in support of or in opposition to the appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

DATED at Toronto this 2nd day of June, 1977.

TO BE RECEIVED.
COPY HAS BEEN SENT TO
R. EDMUNDS & B. CLARK

SECRETARY

"A" 151/76-M

-77

I-14

A 761815

IN THE MATTER OF Section 42 of The Planning Act (R.S.O. 1970, c. 349) as amended,

- and -

IN THE MATTER OF an appeal by The Corporation of the City of Mississauga from a decision of the Regional Municipality of Peel Land Division Committee

RECEIVED
REGISTRY NO. [illegible]
DATE JUN 2 1977
FILE NO. [illegible]
CLERK'S DEPARTMENT

COUNSEL:

Basil Clark, Q.C. - for The Corporation of the City of Mississauga

George McQ. Bartlett - for the Regional Municipality of Peel

MEMORANDUM OF ORAL DECISION delivered by A. B. BALL on May 9, 1977

The appeal today concerns a small parcel of land as described in the style of cause located on the west side of Dixie Road a short distance south of the Brittania Road. The subject land is leased from the owner and erected thereon is a small restaurant building. Some years ago, consent was given to the lease and the building was erected and the business has now been sold so that the new owner seeks the approval of the Land Division Committee for consent under Section 29 of The Planning Act to permit him to carry on his business. The evidence today shows that the general day to day operation of the parking lot associated with the restaurant is not being carried out in accordance with the plans approved at the time of issuing the building permit. Dixie Road is a regional road, very heavily travelled and the restaurant has attracted a fair quantity of business from truck drivers. In appealing the decision of the Committee, the City of Mississauga seeks to have the entrance to the site altered in such a manner as to overcome some of the housekeeping and general appearance problems caused by the truck traffic. The City has filed Exhibit 2 which is a concept site plan prepared by the City's planners as being a more acceptable layout for the subject land and the business thereon. The City does not oppose the operation of the business nor does it oppose any of the conditions set by the Land Division Committee at the time of approving

TO BE RECEIVED.
COPY HAS BEEN SENT TO
R. EDMUNDS & B. CLARK

J-14(a)

the consent. The City's appeal is supported by the Region and there was no one present at the hearing to oppose the appeal.

Accordingly, the appeal will be allowed with all the conditions as set by the Land Division Committee and the addition of one further condition, that being that the applicant be required to obtain the approval of the City of Mississauga to a site plan generally as shown on Exhibit No. 2. The City Solicitor has undertaken to file a letter with the Board with respect to compliance to this further condition. All other conditions as set by the Land Division Committee will be required to be complied with. No order will issue until such assurance is received from the City of Mississauga.

I-15

R77473

Ontario

Ontario Municipal Board

IN THE MATTER OF Section 35 of The Planning Act (R.S.O. 1970, c. 349),

- and -

IN THE MATTER OF an application by The Corporation of the City of Mississauga for approval of its Restricted Area By-law 27-77

APPOINTMENT FOR HEARING

THE ONTARIO MUNICIPAL BOARD hereby appoints Tuesday, the 19th day of July, 1977 at the hour often o'clock (local time) in theforenoon at the Board's Chambers, 180 Dundas Street West (8th Floor) in the City of Toronto for the hearing of all parties interested in supporting or opposing thisapplication.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved, persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

DATED at Toronto this 27th, day of May, 1977

TO BE RECEIVED. COPIES HAVE BEEN CIRCULATED IN ACCORDANCE WITH THE BOARD'S DIRECTION

SECRETARY

I-16

A 76607

Ontario

Ontario Municipal Board

IN THE MATTER OF Section 42 of The Planning Act (R.S.O. 1970, c. 349) as amended,

- and -

IN THE MATTER OF an appeal by Stuart Bruce McLaughlin from the conditions imposed in a decision of the Regional Municipality of Peel Land Division Committee

RECEIVED
REGISTRY NO. 445C
DATE JUN 1 1977
FILE NO. 6-77
CLERK'S DEPARTMENT

B E F O R E :

A.H. ARRELL, Q.C., Vice-Chairman] Thursday, the 5th day of May, 1977

UPON APPEAL from the conditions imposed in a decision of the Land Division Committee granting an application for consent to convey lands; upon conditions;

THE BOARD ORDERS that this appeal is hereby allowed and the application by Stuart Bruce McLaughlin for consent to convey lands described in Schedule "A" attached hereto and forming part of this order is hereby granted and such consent shall lapse on the 20th day of September, 1978.

ORDER signed this 27th day of May, 1977.

K.C. ANDREWS
SECRETARY

TO BE RECEIVED
COPY HAS BEEN SENT TO
W. TAYLOR, R. EDMUNDS & B. CLARK

ENTERED
O.B. A76-3
Folio No. 385
MAY 27 1977

I-16(a)

A76607

Ontario

Ontario Municipal Board

SCHEDULE "A"

to the order of the Ontario Municipal Board
signed this 27th day of May, 1977

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Mississauga in the Regional Municipality of Peel, (formerly in the Township of Toronto, in the County of Peel) and being composed of that part of Lot 9, Range 3, Credit Indian Reserve, designated as Part 1 on a Reference Plan deposited in the Registry Office for the Registry Division of Peel (No. 43) as Plan 43R 4542.

K.C. ANDREWS
SECRETARY

I-16(6)

A 75608

Ontario

Ontario Municipal Board

IN THE MATTER OF Section 42 of The Planning Act (R.S.O. 1970, c. 349) as amended,

- and -

IN THE MATTER OF an appeal by Stuart Bruce McLaughlin from the conditions imposed in a decision of the Regional Municipality of Peel Land Division Committee

BEFORE:

A. H. ARRELL, Q.C., Vice-Chairman

Thursday, the 5th day of May, 1977

UPON APPEAL from the conditions imposed in a decision of the Land Division Committee granting an application for consent to convey lands; upon conditions;

THE BOARD ORDERS that this appeal is hereby allowed and the application by Stuart Bruce McLaughlin for consent to convey lands described in Schedule "A" attached hereto and forming part of this order is hereby granted and such consent shall lapse on the 20th day of September, 1978.

ORDER signed this 27th day of May, 1977.

K. C. ANDREWS
SECRETARY

A76-3
386

I-16(c)

Ontario

A 76603

Ontario Municipal Board

SCHEDULE "A"

TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD
SIGNED THIS 27TH DAY OF MAY, 1977

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Mississauga in the Regional Municipality of Peel, (formerly in the Township of Toronto, in the County of Peel) and being composed of that part of Lot 9, Range 3, Credit Indian Reserve, designated as Part 2 on a Reference Plan deposited in the Registry Office for the Registry Division of Peel (No. 43) as Plan 43R 4542.

K. C. ANDREWS
SECRETARY

I-17

A 762101

Ontario

Ontario Municipal Board

IN THE MATTER OF Section 42 of The Planning Act (R.S.O. 1970, c. 349) as amended

- and -

IN THE MATTER OF an appeal by Mercury Marine Limited from a decision of the Committee of Adjustment of the City of Mississauga

RECEIVED
REGISTRY NO. 4038
DATE MAY 19 1977
FILE NO. 32-77
CLERK'S DEPARTMENT

APPOINTMENT FOR HEARING

Mercury Marine Limited having appealed from a decision of the Committee of Adjustment of the City of Mississauga dated the 12th day of November, 1976, whereby the Committee dismissed its application for a variance from the provisions of By-law 5500 of the City of Mississauga, as amended, for permission to establish a bowling facility on lands fronting on Stanfield Road, notwithstanding the provisions of the said by-law, the lands in question being composed of part of Lot 7, Concession 1, S.D.S, and known municipally as 1156 Dundas Street East;

THE ONTARIO MUNICIPAL BOARD hereby appoints Friday the 8th day of July, 1977 at the hour of ten o'clock [local time] in the forenoon at the Board's Chambers, 180 Dundas Street West, Eighth Floor, Toronto for the hearing of all persons who desire to be heard in support of or in opposition to the appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved, persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

DATED at Toronto this 18th day of May, 1977.

TO BE RECEIVED
COPY HAS BEEN SENT TO
W. TAYLOR, R. EDMUNDS & B. CLARK

SECRETARY

I-18

Ontario

Ontario Municipal Board

A 76218

RECEIVED
REGISTRY NO. 4601
DATE JUN 6 1977
FILE NO. 16-77
CLERK'S DEPARTMENT

IN THE MATTER OF Section 42 of The Planning Act (R.S.O. 1970, c. 349) as amended

- and -

IN THE MATTER OF an appeal by Inez Strome from a decision of the Regional Municipality of Peel Land Division Committee

APPOINTMENT FOR HEARING

Inez Strome having appealed from a decision of the Regional Municipality of Peel Land Division Committee dated the 4th day of November, 1976, whereby the Committee dismissed her application for consent to the conveyance, mortgage or charge or to an agreement for the sale and purchase of an irregular shaped parcel of land having an area of 9,754.44 square feet and being composed of part of Lot 13, according to Registered Plan 599 formerly in the Town of Mississauga and now in the City of Mississauga;

THE ONTARIO MUNCIPAL BOARD hereby appoints Friday the 15th day of July, 1977 at the hour of ten o'clock [local time] in the forenoon at the Bramalea Civic Centre, Bramalea for the hearing of all persons who desire to be heard in support of or in opposition to the appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved, persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

DATED at Toronto this 3rd day of June, 1977.

TO BE RECEIVED.
COPY HAS BEEN SENT TO
R. EDMUNDS & B. CLARK

SECRETARY

I-19

CREDIT VALLEY CONSERVATION AUTHORITY

MEADOWVALE, ONTARIO L0J 1K0

Telephone 451-1615

WHEN REPLYING KINDLY QUOTE THIS FILE NUMBER

June 8, ~~1977.~~

RECEIVED
REGISTRY NO. 5109
DATE JUN 9 1977
FILE NO. 10-77 54-77
CLERK'S DEPARTMENT

City of Mississauga
1 City Centre Drive
Mississauga, Ontario

Attention: Terrence Julian, City Clerk

Dear Sir:

Re: A.E. Crookes Park

The following resolution was adopted by the Water Management Advisory Board of the Authority on May 18, 1977. It is expected it will be ratified by the Authority at its meeting to be held on June 16, 1977.

23 WM 77 *"Resolved that the Credit Valley Conservation Authority re-open A.E. Crookes Park to landfill and that the City of Mississauga be advised that this action will be taken unless an objection is received. Furthermore, that the City be advised that the Ministry of the Environment is satisfied with the water quality monitoring and that no pollution is being caused by this landfill. The proposed date for re-opening the site to accept fill is June 14, 1977".*

Yours very truly,

H.K. Watson
General Manager

HKW/pm

✓ TO BE RECEIVED.
COPY HAS BEEN SENT
TO W. TAYLOR.

R-1

City of Mississauga

MEMORANDUM

To Mr L M McGillvary
Dept. Deputy City Clerk

From Virginia MacLean
Dept. Assistant City Solicitor

RECEIVED
REGISTRY NO. 1651
DATE JUN 6 1977
FILE NO. 10-77
CLERK'S DEPARTMENT

6th June, 1977

Re: Meadow Wood Park - Gulf Oil Canada Ltd & City of Mississauga - Agreement

Please find attached hereto a report to General Committee from Recreation & Parks dated June 1, 1977, which was sent to our department for approval.

We are also attaching hereto a by-law, authorizing execution of the agreements, along with two copies of the agreement for execution by City Council. The planting plan drawing, which forms part of the agreement is hereto attached. Please ensure that these drawings are kept with the agreement.

As you are aware, this is an urgent matter and we would appreciate if it could go before General Committee on Wednesday, 9th June, 1977, as an extra on the agenda.

M. Virginia MacLean
Assistant City Solicitor

MVM:psp

Attachs.

c.c. PS - Gulf wishes to commence work June 13 '77

✓ TO BE RECEIVED
BY-LAW AVAILABLE

R-1(a)

City of Mississauga

MEMORANDUM

To General Committee of Council, From Mr. E.M. Halliday,

Dept. Dept. Recreation and Parks

June 1, 1977

SUBJECT: Meadow Wood Park - Gulf Oil Canada Limited Agreement

ORIGIN: Recreation and Parks Department

COMMENTS: Council has agreed to permit Gulf Oil Canada Limited to do certain landscape works and to place an irrigation system in Meadow Wood Park. Attached hereto is an agreement covering the installation and maintenance of the landscape and irrigation system. We concur with the contents contained in the agreement and recommend its enactment.

RECOMMENDATION: That the City of Mississauga enter into an agreement with Gulf Oil Canada Limited regarding landscape and irrigation works in Meadow Wood Park.

RECEIVED
REGISTRY NO. 457
DATE JUN 2 1977
FILE NO. 12-77
CLERK'S DEPARTMENT

E.M. Halliday,
Commissioner

:ww
Attachment

R-1(6)

THIS AGREEMENT made in duplicate this 16th day of May, 1977.

B E T W E E N:

GULF OIL CANADA LIMITED a Company incorporated under the laws of Canada and having its Head Office at the City of Toronto, in the Municipality of Metropolitan Toronto,

hereinafter called the COMPANY

OF THE FIRST PART

and

THE CORPORATION OF THE CITY OF MISSISSAUGA a municipal corporation under the laws of the Province of Ontario with offices at the City of Mississauga, in the Regional Municipality of Peel,

hereinafter called the CITY

OF THE SECOND PART

WHEREAS the City is the owner of certain lands used for public park purposes known and hereinafter referred to as "Meadow Wood Park" and being part of Lot 28, Concessions 3 and 4, South of Dundas Street, in the City of Mississauga, in the Regional Municipality of Peel and Province of Ontario;

AND WHEREAS the Company is the owner of certain lands on which the Company's Clarkson Refinery is situate, and such lands are adjacent to Meadow Wood Park;

AND WHEREAS the Company has begun or is about to begin work on a landscaping program to improve the appearance of the lands on which its Clarkson Refinery is situate;

AND WHEREAS the Company and the City have agreed that certain landscaping work will be done on part of Meadow Wood Park to conform with the Company's aforesaid landscaping program and in accordance with the terms and conditions hereinafter set forth.

NOW THEREFORE THIS INDENTURE WITNESSETH THAT in consideration of the premises and the mutual covenants and agreements herein contained and the sum of Two ($2.00) Dollars by each party paid to the other, the receipt whereof is hereby acknowledged, the parties hereto agree as follows:

R-1(c)

1. The City covenants and agrees that the Company, its servants, employees, agents, workmen, contractors and subcontractors, shall have the right and licence during the six (6) month period commencing on May 16, 1977, and ending on November 15, 1977, subject to earlier termination or extension as hereinafter provided and hereinafter called the "construction period" to enter upon and occupy that part of Meadow Wood Park contained within the Contract Limits shown on Drawings prepared by Hough, Stansbury & Associates Limited dated March 1977 and Numbered 332-1 and 332-2 hereinafter called the "park landscape area" for the purposes set out in Section 3 herein. Provided that if the Company shall have completed the work to be performed by the Company as set out in Section 3 herein prior to November 15, 1977, the construction period shall terminate on such completion date.

2. The City covenants and agrees that the City will close the park landscape area to the public during the construction period and any extension thereof and will receive and investigate all communications from citizens or organized groups regarding the use of the park landscape area during the construction period and any extension thereof and thereafter and any and all complaints in connection therewith.

3. The Company covenants and agrees that it will during the construction period at its own expense:

(a) grade the park landscape area;

(b) install drainage facilities and an irrigation system in the park landscape area; and

(c) seed the park landscape area;

all in accordance with Drawings prepared by Hough, Stansbury & Associates Limited dated March 1977 and Numbered 332-1 Existing Conditions, 332-2 Grading and Drainage Plan, 332-3 Planting Plan, and 332-4 Irrigation, and all in accordance with specifications entitled "Gulf Oil Canada Limited Clarkson Refinery Specification

R-1(d)

for Grading, Drainage, Planting and Irrigation for Refinery Perimeter Landscaping" prepared by Hough, Stansbury & Associates Limited dated March 1977; the intention being that the above work will be done in conjunction with landscaping work being done on the Company's adjoining Clarkson Refinery lands.

4. The City hereby acknowledges that the Drawings and Specifications hereinbefore and hereinafter identified have been approved and agreed to by the City.

5. The Company covenants and agrees that in addition to paying for the cost of the work the Company has agreed to perform pursuant to section 3 herein, the Company will pay any architectural and/or engineering expenses incurred by the Company in connection with the work referred to in section 3 herein.

6. The City covenants and agrees that the City will at its own expense plant the park landscape area in accordance with Drawing Number 332P-5 Planting Plan prepared by Hough, Stansbury & Associates Limited and dated 16/05 1977. If such planting is not done during the construction period or any extension thereof, then the City covenants and agrees that such planting will be done in stages pursuant to a time schedule established by the City and completed prior to the expiration of the original five (5) year period of this Agreement and shall provide the Company with a copy of said schedule prior to the end of the construction period or any extension thereof.

7. The Company covenants and agrees that the Contractor hired by the Company to perform the work referred to in section 3 herein will maintain and carry during the construction period and any extension thereof comprehensive general liability and property damage insurance with inclusive limits of at least One ($1,000,000) Million Dollars for any one accident or occurrence

R-1(2)

which shall protect the City and the Company against claims for bodily injury, death or property damage arising from all operations of said Contractor with respect to the work to be performed pursuant to section 3 herein.

8. The City hereby agrees to indemnify and save harmless the Company from any and all claims, demands, loss, costs, awards, judgments, actions and proceedings by whomsoever made, brought or prosecuted in respect of loss or damage to or destruction of property or personal injuries including death, and from any and all loss of, damage to or destruction of property and expenses and costs suffered or incurred by the Company arising out of the negligence of or any wilful act or omission of the City, its servants, employees, agents, workmen, contractors and sub-contractors, or any of them on the park landscape area during the construction period and any extension thereof or in the course of the performance of the City's work pursuant to section 6 herein during the construction period and any extension thereof.

9. The Company hereby agrees to indemnify and save harmless the City from any and all claims, demands, loss, costs, awards, judgments, actions and proceedings by whomsoever made, brought or prosecuted in respect of loss or damage to or destruction of property or personal injuries including death, and from any and all loss of, damage to or destruction of property and expenses and costs suffered or incurred by the City arising out of the negligence of or any wilful act or omission of the Company, its servants, employees, agents, workmen, contractors and sub-contractors or any of them, on the park landscape area during the construction period and any extension thereof or in the course of the performance of the Company's work pursuant to section 3 herein during the construction period and any extension thereof.

R-1 (f)

10. If the Company is prevented from commencing the work to be performed by the Company pursuant to section 3 herein or from completing same by reason of strikes, walkouts, governmental restrictions, acts of God, unavailability of materials and labour, or by any cause whatsoever beyond the control of the Company whether similar to or dissimilar from the causes enumerated herein and such delays render it uncertain or unlikely that the Company can perform such work within the construction period, then and in every such event the construction period shall be extended for a reasonable time.

11. The City covenants and agrees that upon completion of the work to be performed by the Company as set out in section 3 herein, the Company will have no further responsibility therefor and it will be the City's sole responsibility thereafter to maintain the park landscape area including but not limited to repairs and replacements to the drainage facilities and the irrigation system installed by the Company. The Company shall be under no obligation to make any repairs or replacements or be responsible for maintenance of the park landscape area. The drainage facilities and the irrigation system installed by the Company in the park landscape area and all improvements made by the Company in the park landscape area shall form part of the freehold and become the property of the City forthwith upon completion of the aforesaid work by the Company.

12. The determination by the Company and the City that the work to be performed by the Company as set out in section 3 herein has been completed pursuant to this Agreement shall constitute acceptance thereof by the City.

13. During the term of this Agreement and any renewal thereof, the Company agrees to supply water to and for use in the irrigation system installed by the Company in the park landscape area and the

R-1(9)

City agrees to pay for the water so supplied at the same rate as that currently being charged from time to time by the Regional Municipality of Peel for water supplied to the Company at its Clarkson Refinery. A water bill will be computed monthly by the Company for each month of the year in which the Company supplies water as aforesaid and be paid by the City within thirty (30) days of the date thereof or as may otherwise be agreed between the parties hereto.

14. During the period of this Agreement and any renewal thereof, the Company agrees to furnish the electric power required to pump water through the irrigation system installed by the Company in the park landscape area at no cost to the City.

15. This Agreement shall remain in full force and effect for the period of five (5) years from the 16th day of May, 1977, and shall renew itself automatically from year to year thereafter unless written notice of termination is given by either party to the other at least ninety (90) days prior to the expiration of the said five (5) year period or of any renewal period. Provided that this Agreement shall automatically terminate if:

(a) the City sells the park landscape area or ceases to use the park landscape area for a park; or

(b) the Company sells its Clarkson Refinery property or ceases to operate a refinery thereon.

16. The Company covenants and agrees to maintain the fence between Meadow Wood Park and the Company's Clarkson Refinery property.

17. Notices in connection with this Agreement are to be in writing and given by prepaid registered mail addressed as follows:

R-1(h)

Company: Gulf Oil Canada Limited
385 Southdown Road
MISSISSAUGA, Ontario
L5J 2Y3

Attention: Clarkson Refinery Manager

City: The City of Mississauga
1 City Centre Drive
MISSISSAUGA, Ontario
L5B 1M2

Attention: Commissioner, Recreation and Parks Department

(subject to written notice of change of address given in the aforesaid manner) and shall be deemed given and shall take effect when deposited in the Post Office.

18. This Agreement may not be assigned by the City but the Company shall have the right to assign this Agreement to a related company.

This Agreement shall be binding upon and shall enure to the benefit of the parties hereto and their permitted successors, successors in title, and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their respective corporate seals attested by the signatures of their respective proper signing officers duly authorized in that behalf.

GULF OIL CANADA LIMITED

_____
Vice-President

_____
Assistant Secretary

THE CORPORATION OF THE CITY OF MISSISSAUGA

_____
Mayor

_____
Clerk

DATED MAY 16th, 1977

GULF OIL CANADA LIMITED

and

THE CORPORATION OF THE
CITY OF MISSISSAUGA

A G R E E M E N T

Landscape Agreement, Clarkson
Refinery and Meadow Wood Park
area, Mississauga, Ontario

R-1(I)

T. H. MURPHY, ESQ.
Solicitor, etc.
800 Bay Street
TORONTO - ONTARIO

ab

R-2

City of Mississauga

MEMORANDUM

FILE REF : 11 141 00011
13 211 00011
13 211 00219

To The Mayor and Members of
The General Committee,
City of Mississauga

Dept.

From William P. Taylor, P.Eng., Commissioner

Dept. Engineering, Works and Building

June 8, 1977

Request No. 150-77
File No. 42-77

Ladies & Gentlemen :

SUBJECT : Closure of Reiss Court

ORIGIN : Letter dated May 31, 1977 and Petition from Mr. J.H. Watson

COMMENTS : A petition has been received from the residents of Reiss Court requesting the closing of their street to vehicular traffic to hold a street party.

This event is proposed for Saturday, June 25, 1977 between the hours of 4.00 p.m. and 2.00 a.m., or in case of rain, on Sunday, June 26, 1977.

Reiss Court is a short cul-de-sac roadway as shown on the attached plan. We have no objection to the event as proposed and on checking with the Peel Regional Police they indicate that they are in agreement.

RECOMMENDATIONS : That approval be granted to the residents of Reiss Court to hold a street party on Saturday, June 25, 1977, or in the event of rain on Sunday, June 26, 1977, between the hours of 4.00 p.m. and 2.00 a.m. subject to representatives of the residents contacting the Traffic and Transportation Section of the Engineering Department to finalize the details of the signing requirements and road closure permit.

William P. Taylor, P.Eng.,
Commissioner,
Engineering, Works and Building Department

JMS:jb

Att.
cc : I.F. Markson
R.G.B. Edmunds

TO BE RECEIVED
RESOLUTION AVAILABLE

R.2(a)

RECEIVED
REGISTRY NO. 4617
DATE JUN
FILE NO. 42-77
CLERK'S DEPARTMENT

1891 Reiss Court
Mississauga, Ont
L5J 3S2

May 31, 1977

City Clerk
City of Mississauga
1 City Centre
Mississauga, Ontario

Dear Sir:

Closure of Reiss Court

My neighbours and myself would like to have a street party on Reiss Court on June 25, 1977. In talking with the Traffic Department of Mississauga, it was suggested that I apply to you for permission to close off the street. It was also suggested that if a petition containing some 10 names was also enclosed, then it would assist in the processing of the application.

If permission is granted for the street closure, then we would like to borrow some barriers from the Works Department on Mavis Road. We could arrange for transportation of the barriers if required.

As the proposed date for the party is June 25, 1977 (rain date June 26, 1977), I now realize that this request might be a little on the short notice for you but we should certainly appreciate receiving your favourable consideration and approval of this application.

Should you have any further questions, please contact myself:

J.H. Watson
1891 Reiss Court
Mississauga, Ontario
L5J 3S2
(416) 822-7716

Yours truly,

J.H. Watson

Enc

R-2(b)

June 1st, 1977

City Clerk
City of Mississauga
Square One
Mississauga, Ontario.

Dear Sir:

We the undersigned apply for closure of Reiss Court, City of Mississauga on June 25th, 1977, between the hours of 4PM TO 2:00AM (rain date June 26th, 1977).

The purpose of this closure is to have a street party among the neighbours.

NAME	ADDRESS
Chris Kaperski	1593 Reiss Court
T. Bo	1906 Reiss Court
Cecile Ward	1906 Reiss Court
[illegible]	1902 Reiss Court
F. Beaulieu	1912 Reiss Ct.
A. Francis	1912 Reiss Crt
A. Hendricks	1907 Reiss Crt
Ed Reed	1905 Reiss Crt
[illegible]	1895 Reiss Crt
J.H. Watson	1891 Reiss Court

GENERAL COMMITTEE OF COUNCIL — MAY 25, 1977

REPORT NO. 21-77

TO: The Mayor and Members of Mississauga Council.

LADIES AND GENTLEMEN:

The General Committee of Council presents its twenty-first report and recommends:

683. (a) That the major watercourse and road improvement levies for proposed plan of subdivision, T-24118, White Birch Lands Limited, be applied to all of the lands proposed for development.

(b) That the developer be required to pay for future sidewalks along the Indian Road frontage and along one side of the internal cul-de-sac roadway for a length of 400 feet at $7.00 per foot = $2,800.00.

(04-683-77) T-24118

684. That the sum of $23,250.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with 9 single family residential lots zoned R2, White Birch Lands Limited, File T-24118.

(04-684-77) T-24118

685. (a) That no other members of staff or members of Council be appointed to the City's Negotiating Committee for the purpose of reaching a settlement with the Mississauga Fire Fighters Association, Local 1212, 1977 Agreement.

(b) That the concerns expressed by the Fire Fighters Association on page 2 of the letter dated May 16, 1977, be referred to the City Manager for a report back to the General Committee.

(04-685-77) 41-77A

686. (a) That the draft resolutions, attached to the report dated May 20, 1977, from the City Solicitor, as amended, replacing the original resolutions (#239, 240, 241 and 242) with reference to the Residential Development Levy Policy, be enacted by Council.

(b) That the Residential Development Levy Policy Statement attached to the City Solicitor's Report dated May 20, 1977, be approved and a resolution stating such approval be enacted by Council.

(c) That the Financial Agreement attached to the City Solicitor's Report dated May 20, 1977, be approved and a resolution stating such approval be enacted by Council.

(04-686-77) 120-77

687. That the Ministry of Treasury, Economics and Intergovernmental Affairs be requested to consider the enactment of an amendment to The Municipal Act to clarify the provisions of Section 528 (11) of The Municipal Act to enable a municipality to distrain against the personal property arrears of business debts in priority to all other debtors regardless of the nature or type of security already covering the personal property.

(04-687-77) 20-77

688. That the Report dated May 16, 1977, from the City Solicitor with reference to the letter dated April 29, 1977, from Dial-A-Sign Limited re Sign By-law, be received.

(04-688-77) 183-77

689. (a) That in order to ensure that local Councillors are fully briefed regarding Regional Committee Agenda Items, the practice of introducing additional items after the normal agenda has been distributed, be limited only to urgent matters.

(b) That the Regional Clerk be requested to institute the necessary procedures to ensure that local staff, the next working day following Committee meetings, are notified of decisions taken regarding additional items and receive all documentation distrubuted with respect to such items.

(04-689-77) 35-77

690. That additional time be given for the preparation of the requested report from the Director of Policy Planning, with reference to a Comprehensive Report on Industrial Levies; the new date being July 31, 1977.

(04-690-77) 120-77

691. That Council enact a by-law to levy a 1977 institutional tax as follows:

Mississauga Hospital	$ 24,750
Erindale College, U. of T.	179,800
Sheridan College	23,850

(04-691-77) 20-77

692. That the letter from JDS Investments Limited to the City confirming the extension of the existing lease from July 1, 1977, to December 31, 1977, be executed by the City. (Malton Works Yard Lease)

(04-692-77) 24-77

693. That the Easement Agreement between the Credit Valley Conservation Authority and the City of Mississauga dated February 9, 1976, whereby the Authority conveys to the City, a sewer and drain easement over Block B, Plan 802 and part Lots 26 and 27, Conc. 3, S.D.S., be accepted and executed by the City.

(04-693-77) R.P. 802
54-77

694. That the sum of $11,105.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with rezoning application OZ/66/75, Lozo Brothers Limited, being a 0.64 acre parcel at the south-west intersection of Dundas Street East and Stanfield Road, zoned AC1.

(04-694-77) OZ/66/75

695. That the sum of $83,700.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Pinehaven Nurseries Limited, proposed Plan T-75184, consisting of 36 residential lots zoned RM1 and R3.

(04-695-77) T-75184

696. That the sum of $2,250.00 as the cash payment in lieu of the 5% dedication of land as approved by Council on January 26, 1976, in connection with the single family residential lot in Part Lot 4, Range 3, CIR, 2077 Stavebank Road, be confirmed as still valid as of the present date. (Harris Property)

(04-696-77) 66-77

697. That the sum of $75,400.00 be accepted as the cash payment in lieu of the 5% dedication of land in connection with application T-24992, Credit Point Developments Limited, located on the west side of Durie Road, comprising 34 residential lots, zoned R1.

(04-697-77) T-24992

698. That the sum of $2,250.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with application B 64/77-M, Kathleen J. Brown, being a residential lot on Truscott Drive, zoned R2.

(04-698-77) 66-77

699. That the sum of $1,750.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with application B 111/76-M, F. F. Construction Co. Ltd., located on the east side of Northmount Avenue, zoned RM1 residential.

(04-699-77) 66-77

700. That the sum of $2,500.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with application B 213/75-M, Irene Mickevicius, located at the easterly limit of Steveles Crescent, zoned R2.

(04-700-77) 66-77

701. That Councillor F. Bean be appointed as the Council's representative on the Ontario Humane Society Board of Directors, Peel Branch.

(04-701-77) 104-77
2-77

702. That the resolution from the City of Burlington with reference to the Implementation of Market Value Assessment and Tax Reform, be received.

(04-702-77) 67-77

703. That the resolution from the City of London, with reference to an amendment to The Local Improvement Act to permit municipalities to issue debentures to construct local improvements immediately upon a contract to construct such works having been accepted, be endorsed by the City of Mississauga.

(04-703-77) 67-77

704. (a) That the construction of a storm sewer on the north side of Eglinton Avenue between Second Line East and Etobicoke Creek to facilitate the drainage requirements of Highway 403 and the City's projects on Eglinton Avenue East, First Line East and Second Line East, be permitted to proceed.

(b) That the cost sharing arrangements for the storm sewer estimated to be $210,000.00, be based on a formula where additional flow requirements introduced by the Ministry Highway Drainage Plan be assessed directly to them and they contribute to the overall project on the following basis:

M.T.C. percentage share	21%	$ 44,000.00
City percentage share	79%	$166,000.00
TOTAL	100%	$210,000.00

(c) That the storm sewer system upon completion, be assessed into the City's inventory and maintained by City forces.

(04-704-77) 84-77

705. That the preparation of the contract drawings, documents and all other related works deemed necessary in the construction of a grade separation at Erin Mills Parkway and the C.P.R. right-of-way, be awarded to Totten Simms Hubicki Associates Ltd.

(04-705-77) 127-77
21-77
PN 76 114

706. That the preparation of contract drawings and documents and all other information that may be deemed necessary for the preparation of the contract and the construction of Eglinton Avenue Bridge, over the Etobicoke Creek, be awarded to Fenco Consultants Ltd.

(04-706-77) PN 76 123
21-77

707. (a) That the Region of Peel be asked to design and estimate the cost of a venting and piping system for the Newman Landfill Site, and report to the City of Mississauga for the cost of same.

(b) That the Region be requested to have these works constructed with the cost to be borne by the City of Mississauga upon review by the City of the design and estimate, and upon allocation of the necessary funds required to carry out the works.

(c) That the City obtain the requisite permission to enter the lands from the owners of the property in order that the venting and piping can be carried out after the Region has completed its design.

(04-707-77) 177-77
113-77

708. That a meeting be arranged with all Service Clubs in the City of Mississauga to discuss a joint signing proposal and their financial participation in same.

(04-708-77) 7-77
18-77

709. (a) That permission be granted to the First Erin Mills Scouting Movement to hold their parade on Sunday, June 19, 1977, as outlined in the report of May 11, 1977, from the Commissioner of Engineering, Works and Building.

(b) That officials of this group be requested to apply to the Engineering Department for a proper road closure permit.

(04-709-77) 42-77
7-77

710. That the Region of Peel be requested to amend By-law 203-76 to provide for the appointment of the additional Peace Officers for the purpose of enforcing parking regulations on private property, and further that the Region be advised that the City has made the necessary investigations and is satisfied to have these nominees appointed as Peace Officers.

(04-710-77) 2-77
86-77
87-77

711. That the Building Report for the month of April 1977 be received.

(04-711-77) 159-77

712. That proposed condominium, CDM 76-115, Romsey Developments Limited, a 1.9 acre parcel located on the south side of Dundas Street West, east of Glengarry Road, part of Lot 10, Range 1, S.D.S., be recommended for approval to the Ministry of Housing, subject to the conditions outlined in the Planning Staff Report dated May 13, 1977.

(04-712-77) CDM 76-115

713. That proposed condominium, CDM 76-087, Coriander Holdings Limited, a 4.4 acre parcel located on the north side of Aquitaine Avenue between Winston Churchill Boulevard and Formentera Avenue, Lot 90, Plan M-28, be recommended for approval to the Ministry of Housing, subject to the conditions outlined in the Planning Staff Report dated May 3, 1977.

(04-713-77) CDM 76-087

714. That the City send a letter endorsing the theme of the Brampton Flower Festival and thanking the organizers for inviting Mississauga and that the City enter upon invitation its new Information Vehicle (Bus) in the 1978 parade - at no additional cost to the City.

(04-714-77) 75-77

715. That because the trees on Burnhamthorpe Road between Highway 10 and the east City limit are virtually dead and that because no additional trees can be planted at this time, due to the cost, that the dead trees be removed by the City's maintenance forces.

(04-715-77) 132-77

716. That the information contained in the letter dated May 16, 1977, from the Credit Valley Conservation Authority with reference to A. E. Crookes Park and the termination of landfill operations, be received.

(04-716-77) 54-77
119-77
10-77

717. That further consideration of Mr. J. Geisler's verbal presentation and the proposed documents submitted on behalf of New Peel Development be deferred until the next meeting of the Condominium Development Committee.

(09-28-77) 181-77

718. (a) That Article IV, paragraph 8 (Page 7) and Article V, paragraph 2(f), (Page 11) of the Working Draft Number 2 of the proposed City of Mississauga Condominium By-law Number 1, be referred to the Legal Department for its comments.

ITEM 718 CONTINUED

(b) That Article V, paragraph 2(a) and (c) (Page 10), Article VI, paragraph 1 (Page 12) and Article VII, paragraph 6 (Page 20) of the proposed City of Mississauga Condominium By-law Number 1, be referred to the Sub Committee on Condominiums for its consideration.

(c) That the standard Declaration approved at the last meeting of the Condominium Development Committee, dated April 12, 1977, not be circulated until such time as the comments from Mr. J. Geisler concerning the standard documents are received by the Committee.

(09-29-77) 181-77

719. (a) That the Declaration, By-law Number 1 and the Insurance Trust Agreement submitted on behalf of Victoria Woods Development Corporation Limited for its proposed condominium located at 5610 Montevideo Road meet the requirements of the municipality with the following conditions:

(i) That Articles IV (1) (a) and Article VIII (5) of the standard declaration be used in lieu of the proposed Articles.

(ii) That Article XI (2) of the standard Condominium By-law Number 1 be used in lieu of the proposed Article XI (2).

(iii) That Article IV (2) (b) of the standard Declaration be incorporated into the appropriate Article in the proposed declaration.

(09-30-77) CDM 76-149

720. (a) That representatives of the Planning Department be present at the next meeting of the Local Architectural Conservation Advisory Committee scheduled for Monday June 20th, 1977 at 12:30 P.M. and, further, that a representative of the Ontario Heritage Foundation also be invited to the meeting so that the Committee may discuss the designation of the Village of Meadowvale as a historical conservation district.

(b) That alternative "H" illustrated in the report of Deleuw, Cather & Partners Limited, outlining the various proposals for the widening and realignment of Derry Road in the City of Mississauga, be reconfirmed as the only acceptable route for the Derry Road realignment, in light of the recommended designation by the Local Architectural Conservation Advisory Committee of the Village of Meadowvale as a historical conservation district.

(21-12-77) 178-77

721. That the Planning Department endeavor to preserve McCaugherty House on McCaugherty Road if at all possible and to accommodate it into the proposed plan of Sub-Division for the proposed East Streetsville Community in light of its architectural merit.

(21-13-77) 178-77

722. That the following recommendation made by the Local Architectural Conservation Advisory Committee at its meeting on May 9, 1977, be referred to the City Solicitor for a report:

"That the following twelve buildings be designated historical buildings:

1.	Adamson House	-	Adamson Lane, off Enola Street South
2.	Ball Residence	-	South side of Derry Road West, across from Willow Lane, Meadowvale, Concession III, WHS, Pt. Lt. 10

ITEM 722 CONTINUED

3.	Benares	-	1503 Clarkson Road North
4.	Bradley House	-	Orr Road at Meadowood Road
5.	Hammond House	-	2625 Hammond Road
6.	Hansa House	-	West side of Hurontario Street North of #401, Concession I, WHS, Pt. Lt. 9 E 1/2
7.	Masonic Temple	-	Port Street West, Port Credit
8.	McNicol House	-	4034 Mississauga Road
9.	Police Station	-	Streetsville, former grammar school
10.	Robinson Adamson House	-	1921 Dundas Street West
11.	Rowse Steaggall House	-	117 Mississauga Road North
12.	Timothy Street House	-	41 Mill Street, Streetsville"

(21-14-77) 178-77
(04-722-77)

723. That the report submitted by Mr. C. Fleming, Director of Policy Planning, with regard to the usage of existing parks and facilities, be received.

(08-19-77) 17-77
10-77

724. (a) That the following rates be implemented with effect from September 1, 1977, for the rental of arena facilities:

CATEGORY	ACTIVITY	1977 RATES
BALL HOCKEY AND OTHER SUMMER SPORTS	Floor Rental Only (Practise)	$10.00 per hour
	Games (Tournament)	$20.00 per hour
SPECIAL EVENTS	Affiliates	$300.00 per day
	Non-Affiliates	$350.00 per day
	Special Evening Rate: Affiliates	$ 35.00 per hour
DEPARTMENT PROGRAMMES	Dances	$ 20.00 per hour
PUBLIC SKATING	Child (12 yrs.& under)	$ .50
	Student (13 - 17 years)	$ .75
	Adult (18 yrs.& over)	$ 1.00
	Family	$ 1.50

(08-20-77) 10-77
17-77

725. (a) That the following rates be implemented with effect from September 1, 1977 for the rental of arena ice time:

CATEGORIES OF RENTALS	PRIME TIME	NON-PRIME TIME
MINOR HOCKEY DEPT. PROGRAMMES (Dept Affiliates)	$40.00 per hour	$24.00 per hour
FIGURE SKATING CLUBS (Mississauga Educational Institutions)	$40.00 per hour	

ITEM 725 CONTINUED

CATEGORIES OF RENTALS	PRIME TIME	NON-PRIME TIME
FIGURE SKATERS (up to 3 persons)		$15.00 per hour
FIGURE SKATERS (over 3 persons)		$24.00 per hour
RESIDENTS SINGLE BOOKING	$44.00 per hour	$26.00 per hour
RESIDENTS SEASON BOOKING **	$42.00 per hour	$25.00 per hour
NON-RESIDENTS SINGLE BOOKING	$48.00 per hour	$28.00 per hour
NON-RESIDENTS SEASON BOOKING	$46.00 per hour	$27.00 per hour

NB.	PRIME TIME	NON-PRIME TIME
	4:00 p.m. to 12 midnight -(weekdays)	12 midnight to 4:30 a.m. (weekdays)
	9:00 a.m. to 12 midnight (weekends)	12 midnight to 9:00 a.m. (weekends)

** SEASON BOOKING MINIMUM OF 12 ONE HOUR SESSIONS

(b) That establishment of commercial rates be deferred until the meeting of May 16, 1977 to enable the Commissioner of Recreation and Parks to submit comparative commercial rates.

(08-21-77) 10-77
17-77

726. (a) That the following rates for the use of Community Centres be implemented with effect from September 1, 1977:

CATEGORIES OF FACILITIES	AFFILIATES	NON-AFFILIATES	COMMERCIAL
MAJOR & MINOR FACILITIES			
LARGE AUDITORIA (250 to 300 persons)			
afternoon	$ 75.00	$ 90.00	$117.00
evening	$150.00	$180.00	$270.00
full day	$225.00	$270.00	$387.00
SMALL AUDITORIA (150 persons)			
afternoon	$ 35.00	$ 42.00	$ 63.00
evening	$ 75.00	$ 90.00	$135.00
full day	$110.00	$132.00	$198.00
SOCIAL ACTIVITY ROOMS (50 - 75 persons)			
afternoon	$ 25.00	$ 30.00	$ 33.00
evening	$ 50.00	$ 60.00	$ 63.00
full day	$ 75.00	$ 90.00	$ 95.00
MINOR CENTRES, BAZAARS, RUMMAGE SALES, ETC., AUCTIONS	$ 15.00*	$ 25.00	$125.00
THEATRE			
Performances	$ 55.00	$ 62.00	$ 72.00
Rehersals	$ 6.00 per hour	$ 6.00 per hour	$ 6.00 per hour
RENTAL RATES FOR PROGRAMS	$ 10.00	$ 20.00	$ 30.00

** A SESSION CONSTITUTES MORNING, AFTERNOON OR EVENING - THREE HOUR BLOCK

ITEM 726 CONTINUED

(b) That the following rates be implemented with effect from September 1, 1977 for the following, but that where a double meeting room is required an additional fee of $5.00 be charged:

RENTAL RATES FOR MEETING ROOMS:

Morning	$ 15.00
Afternoon	$ 15.00
Evening	$ 20.00

(08-22-77) 10-77
17-77

727. That Mr. E. M. Halliday, Commissioner of Recreation and Parks, prepare a report for consideration by the Recreation and Parks Committee at its next meeting to be held on May 30, 1977 regarding the possibility of increasing ice time to the Port Credit Figure Skating Club and reducing ice rental charges and combining the 'Learn To Skate' Programmes of the Port Credit Figure Skating Club and of the Recreation and Parks Department.

(08-23-77) 17-77

728. That the Mississauga Canoe Club be granted permission to use the Credit River from dawn to approximately 5:30 p.m. on Saturday June 25, 1977 for their 19th Annual Regatta.

(08-24-77) 10-77

729. That the report dated April 27, 1977 from Mr. E. M. Halliday, Commissioner of Recreation and Parks, regarding a grant for the erection of a creative playground at Elmcrest Public School be referred to a Grants Sub-Committee Meeting to be held on May 30, 1977.

(08-25-77) 30-77
17-77

730. That the report dated April 27, 1977 from Mr. E. M. Halliday, Commissioner of Recreation and Parks, regarding a grant for the erection of a creative playground at the Malton Public School be referred to a Grants Sub-Committee Meeting to be held on May 30, 1977.

(08-26-77) 30-77
17-77

731. This item was deleted. See Resolution #359.

(08-27-77) 30-77
182-77

732. That the Mississauga Cycling Club be granted permission to conduct cycling races on City roads on Sunday June 5, 1977, Sunday July 10, 1977 and Saturday, September 27, 1977 in accordance with the approved routes and that the City of Mississauga support these races.

(08-28-77) 17-77

733. That the report dated May 13, 1977, from Mr. E. M. Halliday, Commissioner of Recreation and Parks, detailing those groups in Visual Arts, Performing Arts, Handicapped Children, Community Schools, Pre-School Recreation, Recreation Association and Interest Groups, who are affiliated with the City of Mississauga, be approved.

(08-29-77) 17-77

734. (a) That the Golden Arrows be provided with Saturday Night Game slots at Port Credit Memorial Arena, and that the time slot be 7:30 p.m. to 11:00 p.m.

(b) That the Golden Arrows be provided with one guaranteed practise session per week at Port Credit Memorial Arena on Thursday evenings from 9:15 p.m. to 10:45 p.m.

ITEM 734 CONTINUED

(c) That for games, the Golden Arrows pay the Commercial Rental Rate of $60.00 per hour or 20% of the gross gate, whichever is greater.

(d) That for practices, the Golden Arrows pay the Commercial rate of $60.00 per hour.

(e) That for games, the Golden Arrows pay for and provide their own Ticket Seller, Ticket Taker and Time Keeper.

(f) That the City provide dressing room #6 at Port Credit Memorial Arena on a full time basis for the Golden Arrows use as a team room and that any renovations to this dressing room be approved by the City and if carried out, must be done at the expense of the Golden arrows.

(g) That the Golden Arrows post a Performance Bond equal to one month's ice rental cost to be held in trust by the City to be used against the Golden Arrows final month's ice time costs.

(h) That the snack bar concession operation at Port Credit Memorial Arena, as per City policy, remain under the exclusive control of the City with all profits going to the City.

(08-30-77) 10-77
17-77

735. (a) That the Malton Tennis Club be authorized to erect a club house in Wildwood Park and that the club assume complete responsibility for the capital costs and administration of the building.

(b) That the siting, plans and materials to be used for the construction of the club house within the Park be approved by the Commissioner of Recreation and Parks prior to commencement of this project.

(08-31-77) 10-77

736. This item was deleted. See Resolution #307.

(07-7-77) M-143
(04-736-77) M-145
By-law 429-75

737. That consideration of proposed plan of subdivision, T-75514, Brelmor Investments Limited, be deferred pending receipt of the response to the Consolidated Report.

(07-7-77) T-75514

738. This item was deleted. See Recommendation #650, (May 9, 1977.)

(07-7-77) T-76036
(04-738-77)

739. This item was deleted. See Recommendation #651 (May 9, 1977.)

(07-7-77) T-76047
(04-739-77)

740. That the Conditions of Draft Approval dated May 3, 1977, and the Consolidated Report dated May 2, 1977, for proposed plan of subdivision T-76048, Phi International Inc., be approved subject to the following:

(a) Clarification of the levies to be paid as requested in the Weir and Foulds' letter dated May 3, 1977;

(b) (i) That Section A, Planning, Item 9 of the Consolidated Report for proposed plan of subdivision, Part of Lot 26, Conc. 2, S.D.S., Phi International Incorporated, remain as written, and;

(ii) That the Developer be advised that his understanding of the Section A, Planning, Item 16, of the Consolidated Report is correct.

ITEM 740 CONTINUED

(c) Appropriate revisions being made to Section C-Engineering, Item 5, of the Consolidated Report;

(d) Appropriate revisions being made to the report map to correspond with the current draft plan of subdivision dated April 21, 1977;

(e) Further input to the Consolidated Report by the Ward Councillor, if required.

(07-7-77) T-76048
(04-740-77)

741. That a public meeting be held for the rezoning application under File OZ/28/76, Alaska Holdings Limited.

(07-7-77) OZ/28/76

742. (a) That the approach of Option 1 of the MacLaren Report on the Lakeshore Commercial Feasibility Study, be adopted.

(b) That the land use designation and zoning changes required to achieve Option 1, as outlined in Table 1, on the Lakeshore Commercial Feasibility Study, -Implementation Strategy - Part 2 (Clarkson Lakeshore Commercial Node) dated May 3, 1977, be adopted.

(c) That the Planning Department prepare an amendment to the existing Official Plan and Zoning By-law to implement the recommendations in Table 1 of the Report on Lakeshore Commercial Feasibility Study, - Implementation Strategy - Part 2 (Clarkson-Lakeshore Commercial Node) dated May 3, 1977.

ITEM 742 CONTINUED

(d) That the Permitted Uses and Design Guidelines described in the Planning Department Report on Clarkson-Lakeshore Commercial Node dated May 3, 1977, be used to evaluate during the site plan process development and redevelopment proposals in the Clarkson-Lakeshore Node until the Historic Commercial Centre zoning and other proposed rezonings have been established.

(e) That consideration be given to the lifting of Holding By-law 67/77, affecting certain commercially-zoned land in the Clarkson-Lakeshore Node where proposals to develop those lands are in accordance with the recommendations of the Planning Staff Report dated May 3, 1977.

(07-7-77) 12-77

743. That the information concerning the number of building permits issued by type of dwelling unit to the end of March 1977, be received.

(07-7-77) 4-77

744. That the Creditview District Secondary Plan be placed on public display as soon as possible, and that preference be given to holding such public display at a location in Square One.

(07-7-77) 12-77

GENERAL COMMITTEE OF COUNCIL JUNE 1, 1977

REPORT NO. 22-77

TO: The Mayor and Members of Mississauga Council.

LADIES AND GENTLEMEN:

The General Committee of Council presents its twenty-second report and recommends:

745. That the Planning Department be authorized to approve the site plan for the proposed apartment and townhouses on Lot 86, Plan M-28, located on Shelter Bay Road and Glen Erin Drive.

(04-745-77) M-28

746. (a) That the slide presentation by Mr. J. Lethbridge, Director of Urban Design, showing the proliferation of signs throughout the City of Mississauga, be received.

(b) That the proposed Sign By-law be put in its final form by the Sign Committee for consideration at a future General Committee Meeting.

(c) That the Sign Committee be requested to prepare a by-law to regulate and/or prohibit the erection of election signs on private and public property.

(04-746-77) 183-77

747. That the brief entitled, "Partial Resume of the Outstanding Issues Between The City of Mississauga and the City of Mississauga Fire Fighters Association, Local 1212, June 1, 1977", be received, and referred to the City Manager for a report to the next General Committee meeting.

(04-747-77) 41-77A

748. That the letter dated May 11, 1977, from Telcost Limited with reference to the Parsec Communications Incorporated Review of the Telephone System, be received and referred to the City Treasurer for a report to General Committee.

(04-748-77) 1-77
124-77

749. That the City Treasurer request O.M.E.R.S. to prepare a costing in order to provide supplementary pension benefits for: (a) senior management group; (b) other non-union, non-hourly, full-time employees; (c) members of Council.

(04-749-77) 40-77

750. That Council enact the necessary by-law to establish the due dates for payment of 1977 taxes as follows:

Business - all wards			August 11, 1977
Realty - all wards		Instalment #1	August 11, 1977
		Instalment #2	Sept. 12, 1977
		Instalment #3	October 12, 1977

(04-750-77) 20-77

751. That the lease between the Toronto Transit Commission and the City, for use of the Long Branch Bus Loop, at a monthly rate of $170.00, be approved and the Mayor and the Clerk be authorized to execute said agreement.

(04-751-77) 112-77

752. That the use of rental or condominium recreational facilities not be allowed for outside 'club' use.

(04-752-77) 181-77
155-77
17-77

753. That the following members be reappointed to serve on the Property Standards Committee for the period expiring December 31, 1977, (six months): Mr. D. J. Sewell, Mr. V. Romaniuk, Mr. K. J. McCreery, Mr. D. H. McGee, Mr. W. G. Notenboom, Mr. Larry Frosst and Mr. Charles Puschel.

(04-753-77) 2-77
170-77

754. That the Offer to Sell dated May 19, 1977, executed by the owners, Mr. & Mrs. Martini, covering an 8394 sq. ft. parcel, part 1, Plan 43R-2172, for road construction purposes, be accepted and executed by the City. (Winston Churchill Boulevard Widening.)

(04-754-77) PN 76-086

755. That the Offer to Sell dated May 10, 1977, executed by N.H.D. Developments Limited, covering an 833 sq. ft. parcel for road purposes, be accepted and executed by the City. (Dundas Street Reconstruction)

(04-755-77) PN 75-077

756. That the letter dated May 20, 1977, from the City of Orillia, setting out a resolution passed by the Orillia Council on May 16, 1977, with reference to municipal taxes, be received.

(04-756-77) 67-77

757. That upon approval by the Legal Department of the engineering agreement and the transfers of land and easements, regarding easement application OZ/24/74, Ponderosa Steak House, and upon fulfilment of the outstanding items listed in the memorandum dated May 17, 1977, to the Clerk, the Mayor and Clerk be authorized to execute the Engineering Agreements and the transfers of land and easements.

(04-757-77) OZ/24/74

758. That the Report dated May 24, 1977, from the Commissioner of Engineering, Works and Building, regarding engineering agreements for Vidlow Construction Limited, proposed plan of subdivision T-75209, located east of Gordon Drive and north of the Q.E.W., be referred to the next General Committee meeting.

(04-758-77) T-75209

759. WHEREAS the Engineering Department of the City of Mississauga is responsible for the preparation and administration of the Subdivision Engineering Agreement;
AND WHEREAS the Credit Valley Conservation Authority relies on the City of Mississauga Engineering Agreement to implement its draft plan conditions;
AND WHEREAS there has been some overlap and conflict between responses to development proposals from the City of Mississauga and the Credit Valley Conservation Authority;
AND WHEREAS the City is not desirous of limiting in any way the input of the Credit Valley Conservation Authority into development proposals;
THEREFORE BE IT RESOLVED that the Credit Valley Conservation Authority Staff be requested, before preparing written reports, to meet with the City of Mississauga Engineering and Planning Departments Staff on all plans of subdivision in the City of Mississauga which have not been processed to the Planning Committee of City Council as of June 1, 1977, in order to minimize confliction of draft plan comments and in order that all comments can be in a manageable form at the time of writing the Engineering Agreement.

(04-759-77) 54-77
26-77
120-77

760. That additional funds be set aside from Account No. 865-021-CMHC, Municipal Incentive Grant Fund, to accommodate the construction of concrete sidewalks on:

(a) South side of Lakeshore Road from Crozier Court to existing, approximately 700 ft.

ITEM 760 CONTINUED

(b) Charing Drive from Lisbon Mews to Kenninghall Boulevard, approximately 470 ft.

(c) Drumgray Avenue from Angelene Street to Eaglewood Boulevard, approximately 210 ft.

(d) Eaglewood Boulevard from Drumgray Avenue to Argreen Road, approximately 385 ft.

(e) East side of Goreway Drive from Derry Road southerly, approximately 300 ft.

(f) North side of Queensway West between Robin Drive and Hammond Road.

(04-760-77) PN 77-014

761. That permission be granted to close Dunrankin Drive, between Morning Star Drive and Wainbrook Drive, from 4:00 p.m. to midnight on Saturday, August 13, 1977, subject to the applicant obtaining a road closure permit from the Engineering Department and making arrangements with the Traffic Section for the necessary barricades and signs.

(04-761-77) 7-77

762. (a) That Asta Drive be prohibited to use by heavy trucks at all times.

(b) That the by-law to implement this change be enacted by Council.

(04-762-77) 86-77

763. That the by-law amending Traffic By-law 234-75, as amended, with reference to Fire Access Routes, be approved; and further, that the agreement forms accompanying this by-law revision, be executed by the Mayor and Clerk. (400 Mississauga Valley Boulevard, 1055 Dundas Street East, 1745 Bloor Street, 5875 Airport Road, 3060 Constitution Boulevard, 3055 Tomken Road, 3040 & 3050 Constitution Boulevard, 121 Falconer Drive, 180 Mississauga Valley Boulevard, and 6699 Falconer Drive.)

(04-763-77) 86-77

764. (a) That Central Mortgage and Housing Corporation be advised that its cheques in the amount of $54,000.00 and $110,000.00, representing Municipal Incentive Grants, were received.

(b) That the Municipal Incentive Grants in the amount of $164,000.00 be held in the new account set up by the Treasury Department - Unallocated Reserve Section: 865-021-CMHC Municipal Incentive Grant.

(c) That the Building Division continue to examine all building permit applications and file applications for Municipal Incentive Grants for those dwelling units which appear to qualify.

(04-764-77) 62-76

765. That the City of Mississauga Noise Abatement Measures Policy remain in its present form.

(04-765-77) 26-77
34-77

766. (a) That the list of applicants attached to the Report dated May 20, 1977, from the Commissioner of Engineering, Works and Building, be approved for further processing.

(b) That the Building Division of the Engineering, Works and Building Department be authorized to process applications for grants and/or loans not to exceed $7,500.00 each with the actual amount of grant or loan to be determined by inspection of the property under the Standards of Maintenance and Occupancy By-law 611-74, and pursuant to the Housing Development Act, Regulation 688/74.

(c) That the officials of the City of Mississauga involved in this project be authorized to take all action which is necessary to process these loan applications.

(d) That the Mayor and City Clerk be authorized to execute on behalf of the City of Mississauga any documents required in connection with the Ontario Home Renewal Program.

(04-766-77) 161-77

767. That the proposals of the Ministry of Transportation and Communications, set out in its letter dated May 16, 1977, with respect to future meetings and procedures regarding Highway 403, be adopted.

(04-767-77 145-77
22-77
140-77

768. That the City enter into an agreement between Nick Van Vliet and Darcel Construction Company to expedite Landscape Approvals, for Block ZZ, Plan M-59, with the costs of the services of the Landscape Architect being guaranteed and paid for by the owner, Darcel Construction Company.

(04-768-77) M-59

769. That the Town of Oakville be advised that By-law 199-74 presently provides the City of Mississauga with the control recommended in the petition from the Town of Oakville - Liquor Control Act - and further that a copy of by-law 199-74 be forwarded to the Town of Oakville.

(04-769-77) 67-77

770. (a) That the City enter into an agreement for Shared Facilities with the Peel Board of Education for a one year period, providing for the recovery of the Board's share of groundskeeping costs through the provision of room rentals at no direct cost for Department programmes.

(b) That once this agreement has been entered into, it be reviewed on an annual basis and revised as required.

(c) That the Agreement for shared facilities between the Peel Board of Education and the City of Mississauga be referred to the Municipal Education Liaison Committee.

(04-770-77) 81-77

771. That the report dated May 24, 1977, from the Commissioner of Recreation and Parks, with reference to lands at the south-east corner of Cawthra Road and the Q.E.W., be received.

(04-771-77) 10-77

772. That the Report dated May 24, 1977, from the Commissioner of Recreation and Parks, with reference to scenic routes in the City of Mississauga, be referred to the Legal Department for a report.

(04-772-77) 7-77
54-77

773. (a) That in order to expedite the process of landscape approval and to provide the necessary control, all applicants will comply with one of the following procedures:

(i) That conditional approvals (approvals without plans) be granted on commercial and industrial developments with minimal environmental impact on its site or its surrounding areas, as determined by the Staff Site Plan Committee.

Conditional approval will be based on a Letter of Undertaking and Letter of Credit for 100% of the cost of the landscape works to ensure monies are available to complete the landscape works. The Letter of Credit will be released upon receipt of a satisfactory acceptance certificate from the Landscape Architect.

(ii) That developments with significant environmental impact on its site or on its surrounding areas must submit landscape plans to the satisfaction of the Recreation and Parks Department with a Letter of Undertaking and a Letter of Credit for 100% of the cost of the landscape works prior to the issuance of building permits. The Letter of Credit is to ensure monies are available to complete the landscape works. Upon receipt of a satisfactory acceptance certificate from the Landscape Architect, the Letter of Credit will be released.

ITEM 773 CONTINUED

(iii) That condominiums submit landscape plans to the satisfaction of the Recreation and Parks Department with a Letter of Undertaking prior to the issuance of building permits.

Registration of the condominium will be based on receipt of an acceptance certificate from the landscape architect for the landscape works.

(b) That the Commissioner of the Recreation and Parks Department has the authority to request the Building Commissioner to issue a stop work order for non-compliance, in accordance with the Letter of Undertaking signed by the developer.

(c) That the Site Plan process be amended to have a landscape plan submitted for approval after the application has been approved by the Planning Committee.

(d) That the Mississauga Landscape Approval Manual 1977, as revised, be adopted.

(04-773-77) 164-76
34-77

774. That Councillor McCallion's report dated June 1, 1977, regarding site plan control procedures, be referred to the Acting City Manager and Commissioners, for a report to General Committee on June 15, 1977.

(04-774-77) 149-77

775. That the Commissioner of Engineering, Works and Building, and the City Solicitor, meet with McDonald's Restaurants to indicate that the City is not desirous of McDonalds locating at 1730 Lakeshore Road West in Clarkson, unless they can improve the access to their property through co-operation with Imperial Oil.

(04-775-77) 149-77
34-77

776. That prior to the severance being completed for the lands on the south side of Golden Orchard Drive (B 40/77-M), that the applicant be required to enter into engineering and financial agreements with the City of Mississauga and the Region of Peel for the construction of necessary services; the payment of levies and the payment of 50% of the cost of the construction of Golden Orchard Drive.

(04-776-77) 66-77

777. That the following resolution be passed by Council on June 13, 1977, with reference to the Bayley Property, 1330 Eglinton Avenue West:

WHEREAS as a result of Regionalization, watermains, and the financing thereof, became the sole responsibility of the Regional Municipality of Peel;
AND WHEREAS despite the transfer of responsibility of aforesaid, the City has, as an administrative convenience, continued to collect from the property owners along Eglinton Avenue West and Creditview Roads the monies required to pay for the watermain construction authorized by By-law 7100 and debentured by By-law 8955, which by-laws were both enacted and passed by the former Town of Mississauga;
AND WHEREAS the Region has, since January 1, 1974, acknowledged its responsibility for the debenture debt aforesaid by paying to the City in each year from 1974 onward the shortfall between the amount of monies to be collected from the property owners benefiting from the watermain construction and the amount to be paid in each year to retire the debenture debt;
AND WHEREAS the Council of former Town of Mississauga may have passed a Resolution which cannot now be located, but which Resolution reduced from the $456.31 to $84.99 the total annual amount payable by Mr. and Mrs. Bayley in each year for that portion of the watermain constructed along the frontage of their property known as 1330 Eglinton Avenue West and located at the intersection of Eglinton Avenue West and Creditview Road;
AND WHEREAS the Region has continued such reduction for the Bayley property by including the annual difference between $456.31 and $84.99 in its shortfall payments to the City as aforesaid;

ITEM 777 CONTINUED

AND WHEREAS the City is precluded by law from interfering with the payment of rates and debentures regarding water, and therefore only the Region can now decide whether or not to continue the aforesaid reduction for the Bayley property;
BE IT RESOLVED that the City's Tax Collector continue to treat the Bayley property at 1330 Eglinton Avenue West in the same manner in 1976 and every year thereafter as that property had been treated in previous years with respect to the annual reduction of the special assessment for the watermain construction along its frontage, unless and until the Region otherwise directs;
AND THAT a copy of this Resolution be forwarded to the Region for its consideration.

(04-777-77) 56-77

778. That the Computer Print-Out with respect to the 1977 Traffic Safety Council Budget and year to date expenditures as of April 30th, 1977 be received.

(19-37-77) 179-77

779. (a) That an "L" shaped crossing be instituted at the intersection of Truscott Drive and Lewisham Drive on a temporary basis.

(b) That once the Traffic Office of the Engineering Department has determined that the school crossing guard will be able to control the school children at this "L" shaped crossing, the Works Department will be directed to paint the necessary lines on the road.

(19-38-77) 179-77

780. That further consideration of the report dated May 12th, 1977 from the Traffic Safety Site Inspection Committee with respect to a fence located at 200 South Service Road be deferred until the next meeting of the Traffic Safety Council, in order that the Police Department may observe this location and inform the Traffic Safety Council of its comments.

(19-39-77) 179-77

781. (a) That the two crossing guards at the intersections of Highway #10 and Kirwin Avenue and Highway #10 and Paisley Boulevard be retained as there is high pedestrian and vehicular traffic.

(b) That further consideration of the crossing guard at the intersection of Highway #5 and Kirwin Avenue be deferred until the next meeting of the Traffic Safety Council, in order that the Board of Education may provide the Traffic Safety Council with information regarding the number of children using this crossing.

(19-40-77) 179-77

782. That the report dated May 12th, 1977 from the Traffic Safety Site Inspection Committee, with respect to certain safety problems at the intersection of High Street and Mississauga Road be received and that no further action be taken at this time.

(19-41-77) 179-77

783. That the school crossing guard at the intersection of Alexandra Avenue and Atwater Avenue be retained as warrants are met at this location.

(19-42-77) 179-77

784. That the report dated May 12th, 1977 from the Traffic Safety Site Inspection Committee with respect to the amount of truck traffic on Kirwin Avenue be received and referred to the Engineering Department for their information.

(19-43-77) 179-77

785. That no school crossing guard or school patrol be installed at the intersection of Clara Drive and Catalpa Road as warrants are not met at this time but this intersection be reviewed in September of 1977.

(19-44-77) 179-77

786. That a sidewalk on the North side of the Queensway between Robin Drive and Hammond Road be constructed prior to the 1977 school year, so that the school bus may proceed southerly on Hammond Road and pick up school children at the intersection of Hammond Road and the Queensway. (See also recommendation #760)

(19-45-77) 179-77

787. That the intersection of Tomken Road and Runningbrook Drive be reviewed in September of 1977 to determine whether traffic signals are required.

(19-46-77) 179-77

788. That the Engineering Department determine if a sidewalk on the South side of Rathburn Road from Garnetwood Chase to Ponytrail Drive is required under the Engineering agreements governing development in this area and that if a sidewalk is required that it be constructed as soon as possible and that the Engineering Department report back to the next meeting of the Traffic Safety Council with respect to the status of this sidewalk.

(19-47-77) 179-77

789. That a sidewalk on the North side of Burnhamthorpe Road between Molly Avenue and the existing sidewalk recently constructed as part of the services in the "Meadows" subdivision be constructed as soon as possible.

(19-48-77) 179-77

790. That the following recommendation made by the Planning Committee on May 17, 1977, be deferred to the June 15, 1977, General Committee meeting:

(a) That the application OZ/50/76, Willowbunch Developments Limited, to amend the Official Plan and Zoning By-law, be refused.

(b) That the Highway Ten South Study be amended to redesignate the existing restaurant site to Residential.

(c) That the Zoning By-law be amended to rezone the restaurant site from EC to R1.

(07-8-77) OZ/50/76

791. That further consideration of the rezoning application under File OZ/28/76, Alaska Holdings Limited, be deferred to a public meeting at a future Planning Committee meeting when further information regarding pedestrian access facilities in the area is available.

(07-8-77) OZ/28/76

792. That the Planning Staff Report dated May 17, 1977, recommending approval of the rezoning application under File OZ/6/77, Tricont Projects Limited, subject to certain conditions, be adopted; and further, that Council hold a public meeting on this application when the implementing zoning by-law will be considered by Council.

(07-8-77) OZ/6/77

793. This item was deleted. See Resolution #360.

(07-8-77) Amendment 267

794. That the information concerning the applications received by the Planning Department during April 1977, be received.

(07-8-77) 12-77

GENERAL COMMITTEE OF COUNCIL JUNE 8, 1977

REPORT NO. 23-77

TO: The Mayor and Members of Mississauga Council.

LADIES AND GENTLEMEN:

The General Committee of Council presents its twenty-third report and recommends:

795. That the verbal presentation by Mrs. S. Campbell, Citizen Member of the Planning Committee, regarding the duties and responsibilities of citizen members on City committees, be received.

(04-795-77) 105-77

796. That the brief dated June 6, 1977, prepared for W. B. Sullivan Construction, and presented by Mr. John Rogers, with regard to industrial development levies, be received and referred to staff for consideration during the preparation of a report on industrial development levies.

(04-796-77) T-76011
T-76042
T-76002
120-77

797. WHEREAS the City Solicitor is presently negotiating with Cadillac Fairview, Markborough, and S. B. McLaughlin, the matter of development levies;

AND WHEREAS until the City Solicitor has reported to Council the results of such negotiations it would be premature to apply any specific policy to such developers;

NOW THEREFORE BE IT RESOLVED that the development levy to be charged, and the development policy to be adopted in regard to the aforementioned developers, be decided upon only after the City Solicitor has reported to Council the results of his negotiations;

ITEM 797 CONTINUED

AND BE IT FURTHER RESOLVED that all references to Cadillac Fairview, Markborough, and S. B. McLaughlin be expunged from the draft Residential Development Levy Policy recommended by General Committee at its meeting of May 25, 1977.

(04-797-77) 120-77

798. (a) That Council on June 13, 1977, not deal with the General Committee Recommendation of May 25, 1977, regarding Residential Development Policy.

(b) That a special meeting of Council be held on June 22, 1977, commencing at 9:00 a.m. to discuss the Residential Development Policy.

(04-798-77) 120-77

799. (a) That Council direct all City Departments and Boards to attempt to reduce energy consumption by 10% from July 1, 1977, to June 30, 1978, for all existing buildings.

(b) That for the five years July 1978 to June 30, 1983, energy consumption be held to zero increases for all existing buildings.

(c) That future buildings and equipment purchased by City Departments and Boards be governed by the application of the latest standards and specifications related to energy conservation measures.

(d) That the City Manager be instructed to report annually on or before September 30 to indicate to the City Council the progress taken to achieve the directives contained in recommendations (a), (b) and (c).

(04-799-77) 115-77

800. WHEREAS the conservation of energy is now and will be in the foreseable future, a matter of continuing vital priority;
AND WHEREAS illuminated signs and illuminated advertising devices consume vast amounts of electrical energy;
AND WHEREAS these devices are illuminated during the night hours when the majority of citizens are retired and such illumination is deemed to be an unnecessary consumption of electrical energy;
THEREFORE BE IT RESOLVED that the City of Mississauga include as a section of the "Mississauga Sign By-law" provision to prohibit, between the hours of 1:00 a.m. and 5:00 p.m. the illumination of all unnecessary signs and advertising devices (signs of identification of businesses open on a 24 hour basis to be exempted);
AND FURTHER BE IT RESOLVED that this resolution be circulated to all Provincial and Territorial Governments in Canada with a recommendation of endorsement and circulation to all municipalities in their respective jurisdictions.

(04-800-77) 115-77

801. (a) That the timetables for the 1978 Capital Budget and Forecast to 1982 and the 1978 Current Budget, be adopted.

(b) That Council reserve November 21 and 22, 1977, for 1978 Capital Budget discussions and December 5, 14, 1977, for 1978 Current Budget discussions.

(04-801-77) 33-77

802. That the Clarkson Business Improvement District's 1977 budget in the amount of $6,300.00, be approved, and that an amount of $6,732.00 be levied against the members of the Clarkson Business Improvement District in accordance with Section 361 of The Municipal Act.

(04-802-77) 171-77

803. That the draft by-law to close Pond Street at Second Line West in Meadowvale Village, be passed by Council, and that the Legal Department be instructed to register the same once the by-law has received third reading.

(04-803-77) 42-77

804. That the proposed by-law to prohibit and regulate the discharge of firearms in the City of Mississauga, be executed by the Mayor and Clerk.

(04-804-77) 87-77
7-77

805.. That the proposed by-law to adopt a policy statement relating to property conditions throughout the City of Mississauga, be enacted, once consent has been received from the Ministry of Housing.

(04-805-77) 34-77
170-77

806. That the proposed by-law relating to Standard for Maintenance and Occupancy of Property within the City of Mississauga, be enacted once consent from the Ministry of Housing has been received on the Policy Statement By-law.

(04-806-77) 170-77

807. That the by-law to execute sub-licenses between the City of Mississauga and Mississauga Hungaria Soccer Club, for the use of St. Lawrence Park, be executed.

(04-807-77) 10-77

808. That the sum of $42,200.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with West Beach Investments Ltd., File T-74109, comprising 5 residential single family lots, zoned R2, Section 799 and Block A, with an area of approximately 2.986 acres zoned RM5, Section 798, to be developed with approximately 36 townhouses.

(04-808-77) T-74109

809. That the City Property Agent be authorized to continue negotiations for the purchase of the property at 108 Queen Street, Streetsville, for use by the Streetsville Library. (Sparling Property).

(04-809-77) 8-77

810. That the City of Mississauga endorse the resolution passed by the Regional Municipality of Waterloo, on May 12, 1977, regarding PSI Mind Development.

(04-810-77) 67-77

811. That upon approval by the Legal Department of the engineering agreement and the transfers of land and easements, regarding application T-25067, Dundas Holdings Subdivision, located south of Dundas Street and east of Glengarry Road, and upon fulfilment of the oustanding items listed in the memorandum dated May 26, 1977, the Mayor and the Clerk be authorized to execute the Engineering Agreements and the transfers of land and easements.

(04-811-77) T-25067

812. (a) That the report dated May 31, 1977, from the Director of Building Standards with reference to the Ontario Humane Society Policy with respect to Sale of Animals (Spay/Neutering), be received.

(b) That the Ontario Humane Society be requested to spay/neuter dogs before they are put for sale in the same manner as presently done with cats.

(04-812-77) 104-77

813. (a) That the Region of Peel be requested to amend By-law 203-76 to provide for the appointment of the additional individual (Peace Officer) as per list "a" attached to the report dated May 30, 1977,from the Commissioner of Engineering, Works and Building.

(b) That the Region of Peel be advised that the City has carried out the appropriate investigations and is satisfied to have this person appointed.

(04-813-77) 4-77
86-77
87-77

814. (a) That C.M.H.C. be advised that their cheque in the amount of $23,000.00 representing a Municipal Incentive Grant, was received.

(b) That the Municipal Incentive Grant in the amount of $23,000.00 be held in the new account set up by the Treasury Department - Unallocated Reserve Section: 865-021-CMHC Municipal Incentive Grant.

(04-814-77) 62-76

815. That the schedule of fees for Building and Heating permits as shown on the schedule attached to the report submitted by the Commissioner of Engineering, Works and Building, dated May 31, 1977, be adopted; and that Schedule A amending By-law Number 114-76 be adjusted in accordance with these proposed fees.

(04-815-77) 4-77

816. That the report dated May 24, 1977, from the Commissioner of Planning, with reference to a reserved school site on Michelle Row in the Mississauga Valleys Community, be referred to the next General Committee meeting.

(04-816-77) 26-77
120-77

817. That the memorandum dated May 30, 1977, from the Director of Urban Design to the City Manager, with reference to the Architects and Selection Procedure - replacement of Lakeshore Fire Station, be received.

(04-817-77) 41-77

818. (a) That a selection committee be formed consisting of representatives from the Fire Department, the Planning Department and any members of Council wishing to take part in the selection of an Architectural Consultant for the Lakeview replacement station for the following three projects:

(i) Britannia Dixie Station
addition of: - fire tower
- fire house
- work shop

(ii) Erindale Station - Minor Building Extension

(iii) Dixie Station - Minor Building Extension.

(b) That this committee review written briefs submitted by architectural firms and recommend to Council a consulting firm for the above three projects.

(04-818-77) 41-77

819. (a) That the report dated June 3, 1977, from Mr. J. D. Murray, Committee Co-ordinator, Local Architectural Conservation Advisory Committee, be received.

(b) That the recommendation of the Local Architectural Conservation Advisory Committee, of its meeting dated May 9, 1977, designating the following buildings, be adopted:

ITEM 819 CONTINUED

1.	Adamson House	-	Adamson Lane, off Enola Street South
2.	Ball Residence	-	South side of Derry Road West, across from Willow Lane, Meadowvale, Concession III, WHS, Pt. Lt. 10
3.	Benares	-	1503 Clarkson Road North
4.	Bradley House	-	Orr Road at Meadowood Road
5.	Hammond House	-	2625 Hammond Road
6.	Hansa House	-	West side of Hurontario Street North of #401, Concession I, WHS, Pt. Lt. 9 E 1/2
7.	Masonic Temple	-	Port Street West, Port Credit
8.	McNicol House	-	4034 Mississauga Road
9.	Police Station	-	Streetsville, former grammar school
10.	Robinson Adamson House	-	1921 Dundas Street West
11.	Rowse Steaggall House	-	117 Mississauga Road North
12.	Timothy Street House	-	41 Mill Street, Streetsville"

(04-819-77) 178-77

820. (a) That the Wilderness Camp Programme be allowed to continue for 1977 in Credit Meadows Park subject to the following conditions:

(i) Any tents and buildings be erected on the flatland.

ITEM 820 CONTINUED

(ii) Firewood be brought in.

(iii) That signs be erected at Creditview Drive clarifying to the public that access is still available.

(iv) That the Environmental Advisory Board be requested to report on the environmental sensitivity of this park.

(v) That the Parks Department monitor the impact this programme is having on the site.

(b) That the Environmental Advisory Board and the Environmental Staff of the Planning Department assess the impact on the Credit Valley Conservation Authority park (Meadowvale Park), and the Credit Meadows Park and to advise Council which location would have the least impact on the environment by the Council meeting on June 13, 1977.

(04-820-77) 10-77
17-77

821. (a) That the residents abutting the 50 foot strip of Kogaydiwin Trail, be notified to have their property removed by September 15, 1977, so that a 4 foot chain link fence can be erected.

(b) The further development and landscaping of the strip be considered in the 1978 budget.

(c) That the Engineering Department or Recreation and Parks Department make weekly inspections of the area to ensure that the area is clear of refuse and properly maintained.

(04-821-77) 10-77
17-77

822. That the City enter into the agreement between Nick Van Vliet and Darcel Construction to expedite Landscape approvals with the costs of the services of the Landscape Architect being guaranteed and paid for by the owner, Darcel Construction Company for Block KKK, Plan M-59.

(04-822-77) M-59

823. (a) That the Credit Valley Conservation Authority be requested to include in its development plans with Port Credit Park, a building of 400-500 square feet for the purposes of a snack bar type of operation.

(b) That the Credit Valley Conservation Authority be requested to include in its development plans, a picnic type shelter for purposes of providing space for community groups to display and sell arts and crafts etc.

(c) That the buildings, upon completion, be turned over to the City of Mississauga for operations and maintenance.

(04-823-77) 10-77
54-77

824. (a) That the Recreation and Parks Department continue, in conjunction with other City Departments, to ensure the provision of a safe and efficient pedestrian/cycle system in accordance with established criteria in all new plans of subdivision.

(b) That the Recreation and Parks Department continue to evaluate the established systems for successful use and for improvements to future walkway systems.

(04-824-77) 10-77
120-77
126-77

825. That the City of Mississauga's total all-inclusive compensation offer to the City of Mississauga Firefighters' Association, Local 1212, be 6.6% in accordance with Anti-inflation Board Guidelines.

(04-825-77 41-77A

826. (a) That the contract for the construction of the Clarkson Depot Building, be awarded to Napev Construction Limited, the lowest bidder, at the tendered price of $864,960.00 and that the contract for the construction of the Malton Depot Building be awarded to Napev Construction Limited, the lowest bidder, at the tendered price of $797,510.00.

(b) That the by-laws to authorize execution of the contract for the construction of the Clarkson and Malton Depot Buildings, be approved by Council.

(c) That authorization be granted to the City Clerk to apply to the O.M.B. for a reallocation of debenture approval in the amount of $225,000 from O.M.B. Order No. E 75 1866 to O.M.B. Order No. E 75 1865.

(04-826-77) 21-77
24-77

827. That the City of Mississauga enter into a proper lease and license agreement for the use of land as a passenger terminal with S. B. McLaughlin & Associates Ltd., for a renewable period of ten (10) years at nominal cost (Square One);
Include the total $150,000, being the capita cost of the project, in the 1977 Capital Budget as an additional estimate and,
Immediately submit the proposal to the Metropolitan Transit Commission for subsidy approval.

(04-827-77) 112-77

828. That the Property Agent be authorized to negotiate the acquisition of the Niemen Property (11 Ontario Street, Part Lot 47, Str. 2) and report back to the General Committee.

(04-828-77) 108-77

829. (a) That the Learn-To-Skate programme at Port Credit Arena be operated jointly by the Port Credit Figure Skating Club and the Mississauga Recreation and Parks Department as a pilot project during the 1976-77 season, and that further consideration be given to this activity after an evaluation has been completed.

(b) That, in addition to the Club's regular hours, the 1976-77 contract for the Port Credit Figure Skating Club include the periods 4:30 P.M. to 9:00 P.M. on Thursdays and that the Recreation and Parks Department continue to try to make other ice time available to the Club at Port Credit Arena.

(c) That the Port Credit Figure Skating Club be advised that ice time rates will not be increased over the $40.00 per hour rate for the 1976-77 season and that the Club also be advised that there is no provision for discount rates.

(d) That the Recreation and Parks Department continue to work co-operatively with the Port Credit Figure Skating Club and that the Club be made aware of all information concerning Affiliation with the Department.

(08-32-77) 10-77

830. That recommendations 33-55 of the Recreation and Parks Committee meeting held on May 30, 1977 (Grants), be deferred until the Recreation and Parks Committee has considered all other requests for grants.

(08-33/55-77) 182-77
(04-830-77) 30-77

831. That Mr. E. M. Halliday, Commissioner of Recreation and Parks, prepare a report for consideration at a future meeting of the Recreation and Parks Committee with regard to the origin and operation of the Lakeview Anglers and Hunters Club.

(08-56-77) 182-77
30-77

4B-2

CITY OF MISSISSAUGA

PLANNING DEPARTMENT

FILE: T-76048

DATE: June 8, 1977

MEMORANDUM

TO R. A. Searle, Mayor, and Members of the City of Mississauga Council

FROM R. G. B. Edmunds, Commissioner of Planning

SUBJECT Proposed Plan of Subdivision
Part of Lot 26, Concession 1, S.D.S.
Phi International Inc.
T-76048

ORIGIN General Committee Recommendation of May 25, 1977 regarding the subject application.

COMMENTS On May 25, 1977 General Committee made the following recommendation regarding proposed plan of subdivision T-76048 Phi International Inc.

"That the Conditions of Draft Approval dated May 3, 1977, and the Consolidated Report dated May 2, 1977, for proposed plan of subdivision T-76048, Phi International Inc., be approved subject to the following:

(a) Clarification of the levies to be paid as requested in the Weir and Foulds' letter dated May 3, 1977;

(b) (i) That Section A, Planning, Item 9 of the Consolidated Report for proposed plan of subdivision, Part of Lot 26, Con. 2, S.D.S., Phi International Incorporated, remain as written, and;

(ii) That the Developer be advised that his understanding of the Section A, Planning, Item 16, of the Consolidated Report is correct.

TO BE RECEIVED
RESOLUTION AVAILABLE

UB-2(a)

(c) Appropriate revisions being made to Section C - Engineering, Item 5, of the Consolidated Report;

(d) Appropriate revisions being made to the report map to correspond with the current draft plan of subdivision dated April 21, 1977;

(e) Further input to the Consolidated Report by the Ward Councillor, if required. "

With regard to Item (a) above, it is our understanding that a separate report will be forthcoming from the Legal Department. Further, in response to Items (c), (d) and (e) above, it is recommended that the following revisions be made to the staff Consolidated Report of May 2, 1977:

Item (c) That Section C - Engineering, Item 5, Para. 9 , Lines 5 and 6 be revised to read:

"... to be piped (150 cfs) and part to be contained within the design channel (630 cfs)".

Item (d) That the attached report map which reflects the latest revision to the draft plan of subdivision for the subject lands replace the previous report map.

Item (e) That Section A - Planning, Item 24 be amended as follows:

"This development requires close coordination in the field, of the engineering services on the street with the structures and services to be built on private property, due to the fact that the foregoing works must be done simultaneously.

In order for the Municipality to ensure that adequate control is maintained in the field for this innovative housing project, the City will require that the design engineer, McConnell & Maughan, be retained to provide the field supervision. Further, if the developer, for any reason in the future, decides that another consulting firm should be used in lieu of McConnell & Maughan, such subsequent consultant must be approved by the Commissioner of Engineering, Works and Building."

4B-2(b)

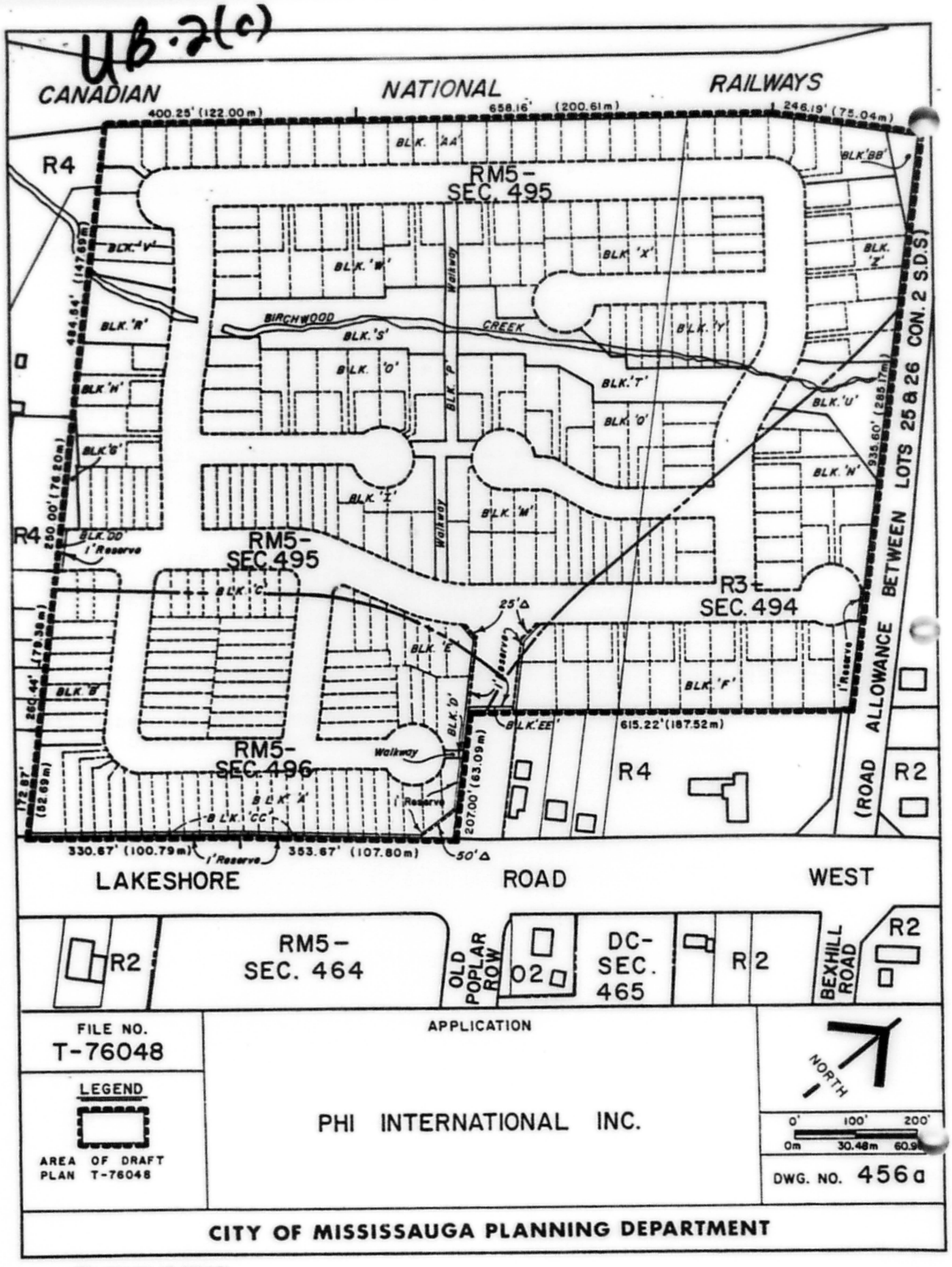
Also, the following additional requirement should be included as Item 26 under Section A - Planning:

"In order for the Municipality to ensure that adequate control is maintained in the field for this innovative housing project, the City will require that the architects A. J. Diamond and Associates be retained to provide the field supervision. Further, if the developer, for any reason in the future, decides that another consulting firm should be used in lieu of A. J. Diamond and Associates such subsequent consultant must be approved by the Commissioner of Planning."

CONCLUSION That the Staff Consolidated Report dated May 2, 1977 for proposed plan of subdivision T-76048 Phi International Inc. be revised to incorporate the above-noted changes.

RECOMMENDATION That the Planning Staff Report dated June 8 , 1977 recommending revisions to the Consolidated Report dated May 2, 1977 for proposed plan of subdivision T-76048 Phi International Inc., be adopted.

UB.2(c)



FILE NO.
T-76048

APPLICATION

PHI INTERNATIONAL INC.

LEGEND

AREA OF DRAFT PLAN T-76048

NORTH

0' 100' 200'
0m 30.48m 60.9

DWG. NO. 456a

CITY OF MISSISSAUGA PLANNING DEPARTMENT

TRANSLAR 500-4-74

UB-3

A 761754

Ontario

Ontario Municipal Board

RECEIVED
REGISTRY NO. 3554
DATE MAY 5 1977
FILE NO. 35-77
CLERK'S DEPARTMENT

IN THE MATTER OF Section 42 of The Planning Act (R.S.O. 1970, c. 349) as amended,

- and -

IN THE MATTER OF an appeal by Peel Condominium Corporation No. 30 from a decision of the Committee of Adjustment of the City of Mississauga

APPOINTMENT FOR HEARING

Peel Condominium Corporation No. 30 having appealed from a decision of the Committee of Adjustment of the City of Mississauga dated the 2nd day of September, 1976, whereby the Committee granted an application by Ticon Development Limited for a variance from the provisions of By-law 5500 of the City of Mississauga, as amended, for permission to construct exterior indentification signs incidental to commercial uses on premises known municipally as 3533 Derry Road East, notwithstanding that the said by-law does not expressly regulate such signs in an RCL1D4 zone, upon the conditions set out in the said decision;

THE ONTARIO MUNICIPAL BOARD hereby appoints Tuesday, the 28th day of June, 1977, at the hour of ten o'clock (local time) in the forenoon, at the Board's Chambers, 180 Dundas Street, West, 8th Floor, in the City of Toronto, for the hearing of all persons who desire to be heard in support of or in opposition to the appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

DATED at Toronto this 4th day of May, 1977.

TO BE RECEIVED
COPY HAS BEEN SENT TO
W. TAYLOR, R. EDMUNDS & B. CLARK

SECRETARY

24 QUEEN ST. EAST
BRAMPTON, ONTARIO
L6V 1A4

PHONE—Brampton 453-4110

UB.5

The Corporation Of The

City Of Brampton

OFFICE OF THE CLERK

RECEIVED
REGISTRY NO. 3807
DATE MAY 13 1977
FILE NO. 145-77
CLERK'S DEPARTMENT

Mr. T. L. Julian,
City Clerk,
City of Mississauga,
1 City Centre Drive,
Mississauga,
Ontario.

May 11th, 1977.

Dear Mr. Julian,

Re: Parkway Belt West Draft Plan - Report of the Hearing Officers - February 1977 - Our File PL6.2-75

The Council of the City of Brampton at its meeting held on May 9th, 1977, had before it, a report of the City's Planning Director, relative to the Parkway Belt West Draft Plan Hearing Officers' Report February 1977.

City Council subsequently received the report and directed that the Ministry of Treasury, Economics & Intergovernmental Affairs, be requested;

(a) to uphold the Parkway Belt West Plan by rejecting the report of the Hearing Officers due to the lack of consistency and credibility.

(b) to adjust the boundary of the Parkway Belt to coincide with the south limits of the City of Brampton.

(c) to reaffirm the goals and objectives of the Plan and in doing so, reject the concept of only the utilities corridor function of the Parkway Belt.

Attached for your information is a copy of the report of the

Cont'd.

UB-5(a)

City Planning Department.

City Council directed that a copy hereof be forwarded to the City of Mississauga.

Yours truly,

R. A. Everett
Deputy Clerk

c.c. L.Laine, Planning Director

K. Clark, Co-ordinator,
Parkway Belt Planning Group,
Ministry of Treasury, Economics
& Intergovernmental Affairs

encl.

RAE:emc

UB-5(b)

April 29, 1977

TO: J. Galway,
Senior Administrative Officer

FROM: L.W.H. Laine,
Planning Director

RE: Parkway Belt West Draft Plan
Hearing Officers' Report, February, 1977
Our File P12

In May, 1976, hearings for the purpose of receiving representations with regard to the Parkway Belt West Draft Plan were commenced and continued for seven months thereafter. Following the hearings, the Hearing Officers summarized the representations and put forth recommendations pertaining to the Plan in a report to which the concerned municipalities were invited to respond. Although no date was given at the time, the Ministry has advised that, as most replies have already been submitted, May 16, 1977 will be the final date for receiving any comments the remaining municipalities may wish to forward.

A report has been attached which reviews the contents of the Hearing Officers' Report as it affects the City of Brampton. In summary, it is stated that the recommendations of the Hearing Officers, which did not reflect the intent of the Parkway Belt West Draft Plan, had little regard for the local plans and were basically inconsistent, could not be supported. Although it was the intent of Plan that the Parkway Belt System separate urban areas, provide open space and recreational facilities and limit development to low density/low intensity uses, the recommendations do little more than recognize the concept of a utilities corridor. Also, the Hearing Officers had little regard for the City's Official Plan in their recommendations for industrial development of the agriculturally designated lands adjacent to Clairville Conservation Area employing as the criterion the standards of the Ministry for the proposal of Kraft Foods which differed substantially to that recommended by planning staff. Finally, inconsistency resulted in the recommendation for release from the Design Areas, several of the open space areas and recreational uses which were originally included within the Parkway Belt to support the intent of the Plan.

In the report, it is recommended that the Ministry reject the Hearing Officers' Report as not reflecting the intent of the Plan, reaffirm the goals and objectives of the Plan and coincide the boundaries of the City of Brampton and the Parkway Belt.

...2/

12-1

UB-5(c)

As the only meeting of Council before the Ministry's final date of reply is on May 9, and Planning Committee will not meet until May 16, it is suggested that this report be presented to the Administration and Finance Committee for consideration.

LWHL/JC/am

L.W.H. Laine,
Planning Director

Noted

c.c. K.R. Richardson

attach.

UB-5(a)

Office of Planning Director

12-2

April 5, 1977

TO: L.W.H. Laine,
Planning Director

FROM: Joanne Coleman,
Planner

RE: Parkway Belt West Draft Plan Report of the Hearing Officers, February, 1977
Our File P12

INTRODUCTION

The purpose of this report is to summarize and review the contents of the Report of the Hearing Officers concerning the Parkway Belt West Draft Plan as it pertains to the City of Brampton. The Hearing Officers Report is a result of a number of hearings commencing in May 1976 and held over a time span of seven months for the purpose of receiving representations with respect to the Parkway Belt West Draft Plan. Of the total 240 individual submissions reviewed in detail by the Hearing Officers, 21 were concerned with the lands located within the portion of the Parkway Belt contained within the City of Brampton limits.

Within three months of the end of the hearings, Hearing Officers were obliged to advise the Minister of the representations made and conclude, giving reasons, whether or not the Plan should be accepted, rejected or modified. A summary of the individual recommendations pertaining to the submissions are contained within the section of this report entitled Summary in addition to seven general recommendations formulated by the Hearing Officers. At the present time, the Minister and the Parkway Belt staff are reviewing the Hearing Officers Report with the intention of announcing the final Parkway Belt West Plan. Should the final plan not incorporate the Hearing Officers recommendations, a period of twenty-one days following the publication of public notices will be allowed for the forwarding of written representations by the public and private sector to the Lieutenant Governor in Council.

SUMMARY

The following is a list of the main recommendation (number i) and the 6 subsequent general recommendations of the Hearing Officers.

i) That the Plan be accepted as modified by the General Recommendations elsewhere in this Report, and by those Specific Recommendations set out in Submission Numbers 1 to 240 inclusive.

...2/

UB-5(e)

SUMMARY (cont'd,

ii) That the Plan be modified with respect to Control Actions in the Complementary Use Area so as to provide a broader range of permitted uses and less restrictive criteria for development, where it can be shown that such uses and criteria will not offend the goals and objectives of the Plan.

iii) That the Plan be modified by amending Section 5.1.1(b) to provide for a definite program for the timing of acquisition of those lands so designated in the Plan as finally approved, and the affected property owners so advised.

iv) That as soon as practicable after approval of the Plan as modified, those Provincial Regulations then in effect outside the modified Design Area, be repealed.

v) That consideration be given to the modification of the Plan by deleting from the Design Area certain isolated, irregularly shaped or remnant parcels that would, if our specific recommendations are accepted, remain designated either for Public or Complementary Use.

vi) That the Plan be modified by deleting from the Design Area all lands not now publicly owned in that part of the Oakville-Mississauga Minibelt lying to the south of Royal Windsor Drive and extending to Lake Ontario.

vii) That the Plan be modified by re-locating the future utilities strip in the Northern Link in the area extending generally from Torbram Road to Highway 27.

Of the 21 submissions affecting the City of Brampton portion of the Parkway Belt, the Hearing Officers were unable to make a recommendation for six (6) submissions either as a result of the decision of the Divisional Court or because they upheld the intent of the Plan. It was determined by the Divisional Court that the Hearing Officers did not have the authority to consider lands outside of the Design Area of the Plan and, as such, were unable to review submissions regarding the relocation of municipal boundaries, the realignment of linear facilities or the addition of lands to the Plan. The 6 submissions, by name and number within the boundaries of the City of Brampton affected by this decision are as follows:

1. Dequincy Investments Limited (41)
2. G.E. Shaw (45)
3. Imperial Oil Limited (63)

...3/

SUMMARY (cont'd)

4. Upper Nine Properties Limited (47)

5. J. Lewi, S. Ash et al (50)

6. Oneida Properties (59)

The remaining 15 submissions and the resulting recommendations of the Hearing Officers are outlined below. In general, the recommended changes involved either modifications in the Design Area limits or variations in the permitted uses within the Complementary or Public Use Areas. A more detailed report including reasons for each recommendation is contained within the 533 page "Report of the Hearing Officers" dated February 1977. The numbers of reference for the submissions from 1 to 15 correlate to those shown on the attached map in order to facilitate the locating of each property.

1. Submission Number 18

Owner:	H.M. Pollitt, Trustee
Location:	North half of Lot 14, Concession 7, E.H.S. (Northern Link)
Recommendation:	That the Plan be modified by deleting the whole of the lands from the Design Area.

2. Submission Number 29

Owners:	Tuscany Development Limited Golf Valley Development
Location:	Part West ½ Lot 15, Concession 1, E.H.S. (Northern Link)
Recommendation:	That the Plan be modified by deleting the whole of the lands from the Design Area.

3. Submission Number 34

Owner:	Runnymede Development Corp. Ltd.
Location:	Part of Lot 1, Concession 7, E.H.S. (Northern Link)
Recommendation:	That the Plan be modified by amending the text to provide a specific policy which would permit on the lands remaining to the owner after the acquisition of linear facilities industrial development having a maximum lot coverage of 25%.

. . . 4 /

SUMMARY (cont'd)

4. Submission Number 38

Owner: Mill Pond Developments Ltd.

Location: Part of East Half Lot 13, Concession 1, E.H.S. (Northern Link)

Recommendation: That the Plan be modified by deleting the whole of the lands from the Design Area.

5. Submission Number 46

Owner: Queensgate Investments Limited

Location: Part of East Half Lot 14, Concession 2, E.H.S. (Northern Link)

Recommendation: (1) That the Plan be accepted as it concerns the owner's lands required for the Highway 410 right of way and interchange;

(2) That the Plan be modified by deleting from the Design Area all of those lands of the owner lying north of the "top of bank" as determined by the Metropolitan Toronto and Region Conservation Authority.

6. Submission Number 48

Owner: Moonbeam Holdings Limited

Location: Part of Lot 14, Concession 2, E.H.S. (Northern Link)

Recommendation: That the Plan be modified by deleting from the Design Area all those lands of the owner lying south of "top of bank" as determined by the Metropolitan Toronto and Region Conservation Authority.

7. Submission Number 49

Owner: Carholme Investments Limited

Location: Part of Lot 1, Concession 7, E.H.S. (Northern Link)

...5/

UB-5(H)

7. Submission Number 49 (cont'd)

Recommendation: That the Plan be modified by amending the text to provide a specific policy which would permit on the lands remaining to the owner after the acquisition of linear facilities industrial development having a maximum lot coverage of 25%.

8. Submission Number 62

Owner: K. Dalinda

Location: Part of Lot 15, Concession 3, W.H.S. (Northern Link)

Recommendation: That the Plan be modified by deleting the whole of the lands from the Design Area.

9. Submission Number 201

Owner: Lexlaw Investments Limited

Location: Part of Lot 15, Concession 7, E.H.S. (Northern Link)

Recommendation: That the Plan be modified by deleting the whole of the lands from the Design Area.

10. Submission Number 202

Owner: Streetsville Glen Limited

Location: Part of Lots 14 and 15, Concession 6, W.H.S. (Northern Link)

Recommendation: That the Plan be modified by deleting the whole of the lands from the Design Area.

11. Submission Number 207

Owner: Cadillac Fairview Corp. Ltd. (Ontfax/Batsen)

Location: Part of Lots 13 and 14, Concession 4, W.H.S. (Northern Link)

Recommendation: That the Plan be modified by adding to the Specific Policies set out in Section 6.3.3 of the text a section permitting the proposal for residential housing on a rural type limited scale in accordance with Exhibits 472 and 473.

...6/

SUMMARY (cont'd)

12. Submission Number 212

Owner: Siscoe Metals of Ontario Limited

Location: Part of Lots 14 and 15, Concession 8, E.H.S. (Northern Link)

Recommendation: That the Plan be modified by deleting the whole of the lands from the Design Area.

13. Submission Number 215

Owner: Mandale Realty Limited

Location: Part of Lot 14, Concession 8, E.H.S. (Northern Link)

Recommendation: That the Plan be modified by deleting the whole of the lands from the Design Area.

14. Submission Number 221

Owner: Tony Sergo

Location: Part of Lot 15, Concession 7, E.H.S. (Northern Link)

Recommendation: That the Plan be modified by deleting the whole of the property from the Design Area.

15. Submission Number 240

Owner: Arthur Iamarino et al

Location: Part of West Halves of Lots 14 and 15, Concession 3, W.H.S. (Northern Link)

Recommendation: That the Plan be modified by deleting the whole of the lands from the Design Area.

COMMENTS

Upon review of the contents of the Report of the Hearing Officers, February 1977, with respect to the Parkway Belt West, the City Planning staff is generally non-supportive of the recommendations contained therein. Essentially it was found that the recommendations did not reflect the intent of the Parkway Belt West Draft Plan, had little regard for the local plans and were basically inconsistent.

...7/

COMMENTS (cont'd)

The primary goal of the Parkway Belt System is stated as being to separate and define the boundaries of urban areas, in order to provide the residents with a sense of community identification. Assuming the recommendations of the Hearing Officers are accepted by the Minister, Brampton and Mississauga will be separated only by Highway #407, corridors for utilities and electric power facilities and the land in between the three uses. Of the 15 submissions considered by the Hearing Officers, 12 were recommended for deletion from the Design Area thus reducing the Parkway Belt to little more than a utilities corridor.

The second goal of the Parkway Belt System is to link the urban areas both to each other and to areas outside the region by providing space for the movement of people, goods, energy and information without disrupting community function. Although this goal was generally upheld by the recommendations of the Hearing Officers, the space for movement is limited to the proposed highway, and transmission and utilities lines. It is noted however, that the planned route of Highway #407 will pass immediately to the south of the Churchville hamlet and directly through the Gorewood Acres neighbourhood, thus disrupting both communities, Gorewood Acres to a much more severe extent.

Parkway Belt System goal number 3 seeks to provide a land reserve for future linear facilities and for unanticipated activities requiring sites of high accessability and substantial land area. However, the greatest part of the large expanses of land within the Parkway Belt are already occupied by desirable uses such as golf courses and a conservation area. The remainder of the lands, subsequent to the deletion of the recommended parcels, have to be severed into small irregular parcels which are generally unsuitable for development with Parkway Belt related uses either as a result of their shape and size or their proximity to the proposed highway or transmission lines. Essentially, there is very little opportunity for the development of another continuous linear facility or the occupation of the lands by a large land consumer within the remaining area of the Parkway Belt.

Finally, the fourth goal of the Parkway Belt System is to provide a system of open space and recreational facilities linked with each other and with nearby communities and with other regional recreational areas. Contrary to this goal, it was recommended that a primary recreational use, Streetsville Glen Golf Course, be deleted from the Design Area. Furthermore, two tableland areas of the Etobicoke Creek open space system to the top of the bank were also recommended for exemption.

It would appear that little regard was given to the City of Brampton Official Plan as it pertains to the lands within the limits of the Parkway Belt. Rather than exemption from the Parkway Belt, the Hearing Officers have recommended that the Plan be modified to permit two parcels in Concession 7, N.D. between Steeles Avenue and the proposed Highway #407, to be developed for industrial use having a maximum lot coverage of 25%. The

...8/

UB-5(K)

COMMENTS (cont'd)

25% lot coverage standard proposed by the Hearing Officers was adopted from the Minister's recommendations and is contrary to the views of the municipality. Upon the decision to permit the occupation of lands partially within the Complementary Use area of the Parkway Belt by a major plant of Kraft Foods Limited, it was recommended by the City of Brampton that lot coverage be a maximum of 10%. Similarly, it was recommended that a large acreage to the southwest of Churchville be permitted to be developed for residential housing on a rural type limited scale. In both instances, the lands proposed for industrial and residential uses are designated Agricultural by the City of Brampton Official Plan.

Finally, the recommendations of the Hearing Officers are inconsistent, at least in as much as they reflect the intent of the Plan as it pertains to the City of Brampton. The most obvious of these inconsistencies is the deletion of the Streetsville Glen Golf Course from the Plan while the other two identical uses that did not make representations, being Peel Village Golf Course and Brampton Golf Course, remain within the Plan. Another inconsistency involved the recommendation for release of a parcel along the Etobicoke Creek from the Plan on the basis that Provincial acquisition of the land could not be justified and the inclusion of the lands would not further the intent of the Plan. However, a 300 foot tableland strip was included in the original Plan to be preserved as part of the Etobicoke Creek open space system and the fourth goal of the Plan refers to the provision of connecting open space system and recreational facilities. It would appear by this decision that the Hearing Officers regard land as a commodity to be purchased and invested in rather than as a resource to be preserved and managed. Finally, although some of the submissions were released for industrial use, two of the submissions, although not released from the Parkway Belt were permitted for industrial uses which do not reflect the intent of the plan to control urban growth by limiting the permitted uses of the lands within the Parkway Belt. According to the report, the reasons given for both the deletion of 6 submissions and the retention of 2 submissions with permitted industrial uses within the Parkway Belt are identical. It would appear incongruous that 6 submissions should be released from the Parkway Belt as a result of the relocation of the Malport terminal, while 2 other submissions in the same vicinity have been denied release for the same reason. However, compensation has been allowed for these 2 properties remaining within the Parkway Belt by the recommendation by the Hearing Officers for industrial development, a use which is clearly incompatible with the intent of the Plan. It is recognized that certain goals and objectives will be applicable to each submission and that some submissions would require specific recommendations, however, this inconsistent approach to decision making has a tendency to create an atmosphere of doubt with respect to the credibility of the Parkway Belt Plan.

Of the 21 applications which were located in Brampton, not including the 6 which were not dealt with for stated reasons, it was recommended that 12 be deleted from the Design Area and that the Plan be modified to extend the uses permitted on 3 of the parcels. In essence, each representation requesting release

COMMENTS (cont'd)

from the Parkway Belt was granted with the exception of 3 submissions for which an acceptable alternative was recommended. It would appear that the Hearing Officers balanced the economic factor of each submission in an attempt to guarantee the developer a suitable return on the investment. As such, particular uses were suggested by the Officers, in particular residential and industrial uses for the 3 properties in Brampton, in accordance with the proposals put forth by each representative. The competition between municipalities or developers with respect to land use, economic, social and environmental issues was not apparent in the text or recommendations of the Hearing Officers Report.

It would appear that each representation was considered on an individual basis rather than as part of an entire system. Two submissions on either side of First Line East have been recommended for deletion from the Design Area thus creating a "hole" in the Parkway Belt rather than redefining the limits. This offers the opportunity for the future development of these lands abutting Highway #407 for uses which are not compatible with the surrounding Parkway Belt lands. The only instance in which several submissions were considered in conjunction with each other was in the area south Steeles Avenue in the vicinity of the Clairville Conservation Area. It was reasoned by the Hearing Officers that since the right-of-way for the 500 KV transmission line is fixed, the Malport Intermodal Terminal has been relocated to a site north of the Parkway Belt limits and the Province has approved the occupation of a Kraft Foods Plant within the Complementary Use Area, the five adjacent submissions to the south of Steeles Avenue should be deleted and the Parkway Belt limits redefined at that location.

The final of the 7 main recommendations of the Hearing Officers proposed the relocation of future utilities strip in the area generally extending between Torbram Road and Highway #27 beyond the eastern limits of the City of Brampton. The rationale for this suggestion is that, assuming the Minister accepts the recommendations for deletion of the submissions in this vicinity, the Parkway Belt boundaries will be relocated to the north, thereby isolating the location of the utilities strip as indicated in the Plan. The relocation of the utilities strip parallel to either Highway #407 or the 500 K.V. Transmission Line will have the effect of further de-emphasizing the purpose of the Parkway Belt by the concentration of the three utility functions within the remaining narrow strip.

As a result of the Hearing Officers having no authority to consider lands outside of the Design Area, there was no possibility of expanding the Parkway Belt in any location. Subsequently, the decisions made could only result in the reduction in area of the Parkway Belt, despite the fact that in some locations, particularly in the west Brampton portion, the widening of the system would have merit. If the recommendations for the exemption of 12 parcels are accepted in their entirety by the Province, the function of the Parkway Belt will either remain or be reduced to the status of a utility corridor.

...10/

UB-5(n)

COMMENTS (cont'd)

It is stated in the Plan that the ideal of the Parkway Belt is to control urban growth and provide space for recreation, open space, utilities and transportation purposes. The first of the two general categories of the Parkway Belt, the Public Use Area, is to be used for public open space and linear facilities as well as some previously existing private open space and private uses. The second category, the Complementary Use area is to be occupied by uses which are compatible with, or assist in the realization of the objectives of the Plan. It is intended that these uses be low density/low intensity in order to preserve the rural/non-urban character of the Parkway Belt. It was the given task of the Hearing Officers to determine the extent of the land area and its use which is required to accomplish the objective of the Plan. It would appear however that in both accounts, being the land area and land use, the Hearing Officers neglected to prime objectives. In every submission where tha land was not required for linear facilities, the lands were recommended for deletion from the Parkway Belt, with no consideration given to the use of the lands for recreation, open space or other compatible uses. In the case of the two submissions not recommended for deletion, it was recommended that the lands be developed for industrial purposes, a use which does not reflect either the intent to control urban growth or to maintain the rural character of the area. As such the City of Brampton is not in a position to support any of the recommendations contained in the report pertaining to the portion of the Parkway Belt which is within the limits of the municipality.

CONCLUSION

Although the Minister did not request a response from the City of Brampton in his letter of circulation dated March 7, 1977, it is possible to respond to the content of the Report of the Hearing Officers.

Therefore, it is recommended that Council recommend that the City of Brampton request the Minister of Treasury, Economics & Intergovernmental Affairs.

(a) to uphold the Parkway Belt West Plan by rejecting the report of the Hearing Officers due to the lack of consistancy and credibility.

(b) to either adjust the boundary of the Parkway Belt to coincide with the south limits of the City of Brampton or alternatively, to adjust the boundary of the City of Brampton to coincide with the north limit of the Parkway Belt.

(c) to reaffirm the goals and objectives of the Plan and in doing so, reject the concept of the utilities corridor function of the Parkway Belt.

...11/

UB-5(N)

2

It is further recommended that a copy of this report be forwarded to the Minister of Treasury, Economics & Intergovernmental Affairs, the Regional Municipality of Peel and the City of Mississauga.

JC/am

J R Coleman

Joanne Coleman,
Planner

attach.

4B-6

CITY OF MISSISSAUGA

PLANNING DEPARTMENT

FILE: SP 55

DATE: May 20, 1977

TO R. A. Searle, Mayor, and Members of the City of Mississauga Council

FROM R. G. B. Edmunds, Commissioner of Planning

SUBJECT Civic Administration Office Space Requirements

COMMENTS The attached report was completed some time ago, and therefore some statements in it are no longer valid. For example, the urgency in starting the Core Area Study has now been resolved by City Council in cooperation with the Provincial Government and landowners in the Core Area.

Rather than delaying the matter to allow the report to be completely updated, it was considered that the need for early direction by Council required the present report to be submitted immediately as a basis for debate on the issue. Any additional studies required could be carried out after the basic decisions have been made by Council with respect to leasing and building programs.

A new factor of some urgency, in addition to those mentioned in the attached report, is the current availability of space in the new office building across from City Hall. If indications of interest shown by prospective tenants of that building are valid, the choice of location and amount of space could be diminishing very rapidly. The owners of the building have asked if the City has any interest in leasing space in it, but without policy decision by Council staff cannot respond.

UB-6(a)

CITY OF MISSISSAUGA

FILE: SP 55

PLANNING DEPARTMENT

REPORT ON CIVIC ADMINISTRATION
OFFICE SPACE REQUIREMENTS

TO R. A. Searle, Mayor, and Members of the City of Mississauga Council

FROM R. G. B. Edmunds, Commissioner of Planning

ORIGIN Commissioner of Planning

COMMENTS

INTRODUCTION

This is a preliminary study of the space requirements for the City of Mississauga administration. Certain decisions by City Council are required before further study is undertaken or future accommodation planned.

The study considers two elements in predicting future space requirements of the civic staff:

1. Floor space required per worker.

2. Workers required to service future population.

In analyzing these two elements, consideration was given to:

- current levels of office space utilization by Mississauga;

- current employment levels of Mississauga civic staff;

- other studies on floor space per worker (FSW);

- predicted population increase for Mississauga;

- experience of other civic administrations - North York, Peel, Scarborough;

- departmental predictions as to future space requirements.

UB-6(6)

SUMMARY OF FINDINGS

The report that follows estimates that Mississauga will require an increase in administrative staff from the present 450 to 560 by 1981, 650 by 1986, and approximately 1,000 when it reaches its ultimate population level.

It is estimated that the minimum space (all figures are in gross terms) required to accommodate staff will be 118,700 square feet in 1981, 137,800 square feet in 1986, and 212,000 square feet ultimately. As stated, however, these represent minimum requirements and a more reasonable estimate of future space requirements would see 138,000 square feet in 1981, 160,600 square feet in 1986, and 247,000 square feet ultimately.

Mississauga currently pays $233,000 per annum in rental payments (approximately $8.25 per square foot) for 28,300 square feet of space* represented by two floors in the Univac Building. If this rate obtains in the future, the rent will increase to $400,000 per annum by 1981 and to $525,000 per annum in 1986. However, it is likely that rental rates will increase over time and these estimated yearly rent totals will be considerably higher.

Mississauga is faced with a choice of building its own additional space, or leasing space in private office buildings. Whichever course is adopted, there is a definite urgency in the need to plan for additional space.

In the case of renting facilities, the urgency stems from the fact that the current lease expiry date in the Univac Building is October 31, 1979, with no renewal provisions. It is difficult to predict the market supply situation for office space in 1979, but it is possible that Mississauga could be faced with finding space under tight market conditions. (It is noted that some additional space in the Univac Building will shortly become available for rent.)

---

* Later in the report the area presently leased in the Univac Building is shown as 34,000 square feet. This represents an estimate of the gross area of building required by Mississauga to replace the current leased space in the Univac Building.

UB-6(c)

There is the same urgency should Mississauga decide to initiate a building program. In the case of Scarborough and North York Civic Centre projects, the time period between the initiation of feasibility studies and occupancy of the building was approximately four years. Using this standard, the earliest date Mississauga could expect to occupy new civic office space - assuming no delay in the selection of a location - would be in mid-1980.

Important if the City initiates a new civic centre is the selection of a location. In the planning staff report to Council on March 8, 1976, it was stated that "a Core Area Plan is needed to provide a basis for decisions to be made on the future development of a Civic Centre". Council authorized that a Core Area Study be commenced only after commitments from agencies other than the City had been received to cover the cost of the study. Since then, efforts have been made to secure those commitments, but the anticipated financial assistance from senior governments has not so far materialized, and the terms under which financial support would be given by the consortium of developers have not been settled.

As stated in the IBI Centres Study report, detailed planning of the Core Area and the Civic Centre should proceed together since the two processes interact significantly in implementation. Unless the Core Area Study is commenced very shortly, it will lengthen the time required to complete a new civic centre.

A final point to consider before deciding on a course of action is aptly stated in the following extract from a report* for the City of Toronto:

> "Perhaps the single most important fact to emerge in considering FSW (floor space per worker) is that the initial cost of accommodation represents a very small fraction of the total cost of operating a business; indeed the cost of personnel

---

* Consultants' report for City of Toronto, Trends and Influences on Floor Area Ratios for Downtown Workers, p. II-4, July 1975

far outweighs all other costs, and hence performance criteria are far more important considerations than space standards. Independent research (Bosti Inc., 1972) has shown that over a 40 year time period, the typical economics of a firm would be as follows:

Cost of people to process information	92%
Maintenance and Operation	6%
First Cost of the building	2%

The ratio between "people" costs and all other costs when measured over the whole life of a system is in the order of 11:1. This is a conservative estimate as some research shows the ratio as high as 20:1. Therefore, space saving criteria have only marginal effects on the economics of a business; user needs, whether psychological or operational are more important in determining interior systems."

ANALYSIS

a) Current Situation

As of December 1975, Mississauga employed an office staff of 454. (See Table 1 for departmental details.) Included in this total are about 50 employees, building inspectors, etc., who spend much of their time outside the City offices. This staff of 454 is located in three office areas occupying a gross floor area of about 96,500 square feet divided as follows:

Location	Square Feet
City Hall	57,000
Univac Building*	34,000
Mavis Road (Works Building)	5,500
Total	96,500

* The actual rentable space in the Univac Building is 28,300 square feet but this allows use of other building areas such as the cafeteria, the front and rear lobbies, and a share of mechanical and stairwell provisions. The 34,000 square feet is an estimate of the gross area that would be required if Mississauga were to own the space.

UB-6(2)

Using the above numbers, the gross FSW (floor space per worker) in the civic offices is 212 square feet. If we assume that at least two-thirds of the mobile staff (building inspectors, etc.) is out at any one time, the FSW standard is raised to 240 square feet.

b) Existing FSW Standards

The most comprehensive assessment of FSW standards available is the report* prepared by consultants for the City of Toronto in mid-1975. It concludes that the current FSW in the City of Toronto's offices is 250 square feet. They estimate that this ratio will increase to a level of 277 square feet by 1985 based on a continuation of past trends at a slightly reduced rate of increase.

The Borough of Scarborough is planning to provide office space of 255 square feet FSW (ratio includes public space such as 20,000 square feet Town Square) by the year 1980. The Borough of North York is planning to provide 265 square feet FSW in its new building to be completed in 1978, and 270 square feet FSW some time in the future between 1985 and 1990.

Comparing the current FSW ratios in Mississauga with the above standards is not possible, due to the large differences in the areas provided for Council Chambers, general meeting rooms, and public space. When these elements are eliminated from the FSW calculation, the Mississauga standard is 204 square feet per employee, which is close to the Scarborough standard of 210 square feet but not so close to the North York standard of 235 square feet per employee.

c) Future Staff Requirements

The size of the future civic administration is a function of the tasks it is expected to perform and the size of the population it is expected to serve. In this report, it is assumed that Mississauga

---

* Ibid.

will retain its present functions and that its staff will expand at a rate of two-thirds of the rate of expansion in the City's population. This .67 co-efficient of expansion has not been the subject of rigorous research, but compares favourably with a .625 co-efficient of expansion which was used for the Regional Government of Peel in a report prepared by Arcop Associates on the proposed Regional Centre.

The next step in projecting office staff requirements requires an estimate of Mississauga's population at future dates.

Using the population targets in the proposed Official Plan, Mississauga can expect a population of approximately 400,000 in 1986. (This figure assumes a considerable slowing down from the past rate of growth; if growth actually continued at the same pace as 1971 to 1975, the 1986 target population would be reached sometime in 1981.) For the purposes of this report the Official Plan target has been used, and a 1981 population of 325,000 has been assumed.

The ultimate population of Mississauga is expected to be in the 700,000 range, but the timing is not certain.

Using these population levels, it is expected that Mississauga administrative staff will increase from approximately 450 to 560 in 1981 and 650 in 1986. These represent changes in the staff to population ratio from the present 1:530 to 1:580 in 1981, and to 1:610 in 1986. If the co-efficient of expansion remains at .67 after this period, then Mississauga can expect a civic administration of approximately 1,000 office workers when it reaches its ultimate population level.

d) Future Space Requirements

Based on the above, the administrative employment levels used to determine future space requirements are 560 for 1981, 650 for 1986, and 1,000 at the ultimate population level.

UB-6(g)

There are a number of possible scenarios of space requirements depending on what FSW ratio is adopted by the City. For the purpose of this report, future space requirements are based on:

Scenario A. Current gross FSW in the present offices (212 square feet)

Scenario B. Average gross FSW in private sector 1975 (247 square feet) (City of Toronto)

Scenario C. Gross FSW planned for other civic centres (260 square feet)

Year	Staff Size	Scenario (Gross Area, Square Feet)		
		A	B	C
1976	454	96,500 (existing)	112,100	118,000
1981	560	118,700	138,300	145,600
1986	650	137,800	160,550	169,000
Ultimate	1,000	212,000	247,000	260,000

From the preceding table it can be seen that in 1981 Mississauga will require a minimum of 118,700 square feet gross floor space, and in 1986 a minimum of 137,800 square feet gross floor space to accommodate its civic administrative staff. These minimum figures would allow for a slight expansion of Council and Committee space, but would not provide for public space in the form of a city square and other facilities. Scenarios B and C would provide for larger Council and public facilities, but would result in a gross floor space requirement of approximately 140,000 square feet in 1981 and approximately 165,000 square feet in 1986. The ultimate size of the civic administration will require an office space from a minimum of 212,000 square feet up to 260,000 square feet.

Table 2 of this report summarizes the estimated space requirements up to 1980, obtained from a survey of department heads late in 1975 and early 1976. Most of the estimates by the department head

UB-6(N)

appear to be net space requirements based solely on individual office requirements exclusive of circulation corridors, washrooms, cafeterias, stairwells, and elevators. Based on the present gross and net figures in Table 2, net estimates appear to represent about 64 per cent of gross building area.

Using this ratio to "gross up" the estimates of City department heads results in a gross office area requirement of 131,826 square feet in 1980. These estimates indicate a need greater than the minimum figures and more in line with Scenario B; they were, however, prepared before the current Official Plan had proposed target populations, and are not necessarily based on the same assumptions.

The estimates of the City department heads also indicate a shortfall of about 7,000 square feet of gross floor space at the end of 1976. It can also be expected that the demand for additional office space will be a continuum requiring yearly additions of between 4,500 square feet and 8,000 square feet of gross floor area. This would entail a yearly increase of approximately $31,000 to $55,000 in rental payments based on the rates currently paid by Mississauga.

CONCLUSIONS

If these forecasts of space requirements are accepted as reasonable projections, it means that Mississauga will be faced with the problem of obtaining an additional minimum floor area of 22,200 square feet by 1981 and a further 19,100 square feet by 1986.

It must be stressed that these are minimum figures which do not recognize a current shortfall of over 7,000 square feet gross floor area as estimated by the City department heads.

If no other property is developed for or by the City to meet this need, Mississauga will be faced with leasing a total of approximately 58,000 square feet in gross terms to meet its 1981 requirements, and a total of approximately 76,000 square feet in gross terms to meet its 1986 requirements.

GB-6(I)

At the current rental rate in the Univac Building * this will result in rental payments of approximately $400,000 per annum by 1981, using a rate of $6.90 per square foot in gross terms.

Should the City aim to have the civic administration located in one complex controlled by the Municipality, then it is urgent to consider the location and design of future civic administration facilities, and to expedite the commencement of a Core Area Plan. This urgency stems from several factors. First, it will take approximately four years to plan and develop a major civic centre project. Second, for each year that Mississauga delays the start of such a project, it will be paying a minimum of $400,000 in rental payments starting in 1981 and escalating to a minimum of $525,000 in 1986. Thus, for example, a three-year delay in the start of such a project would result in additional rental payments of at least $1,275,000. (At a construction cost of $50 per square foot, this yearly rental payment would purchase 25,000 square feet of building area exclusive of land costs.) Third, the current leases in the Univac Building expire October 31, 1979.

---

*The rental rate was calculated on the basis of the 34,000 square feet of gross floor space which represents the equivalent space required by Mississauga to replace the 28,300 square feet of rentable area in the Univac Building. At the current per annum charge of $233,000, this represents a rate of $6.90 per square foot in gross terms and $8.25 per square foot in net rentable area terms.

UB-6(J)

RECOMMENDATIONS

1. That the report of the Commissioner of Planning dated May 20, 1977 on Civic Administration Office Space Requirements be received.

2. That City Staff prepare a program for the leasing of office space to meet the requirements of the executive and administrative functions of the City.

3. That the leasing program recognize the various needs of the public for convenient access to City Departments, the inter-relationship of City Departments, the desirability of locating in one building all executive and administrative functions that cannot be accommodated in City Hall.

UB-6(K)

TABLE 1

CITY OF MISSISSAUGA

ADMINISTRATIVE OFFICE STAFF

DECEMBER, 1975

DEPARTMENT	LOCATION	NUMBER OF EMPLOYEES
Building	City Hall	77
Cafeteria Staff	City Hall	2
Clerks	City Hall	34
Councillors & Staff	City Hall	13
Engineering	City Hall & Mavis Works Building	102
Finance	Univac Building	7
Legal	City Hall	7
Manager's Office	City Hall	13
Parks & Recreation	Univac Building	71
Personnel	City Hall	4
Planning	Univac Building	42
Treasury	Univac Building & City Hall	82
Total		454

Source: Personnel Department, City of Mississauga

TABLE 2

CITY OF MISSISSAUGA

PRESENT AND FUTURE FLOORSPACE REQUIREMENTS*

DEPARTMENT HEAD	SECTION	EXIST. AREA	REQUIREMENTS 1975	1976	1980	TOTAL	FUTURE AREA	RELOCATE
I. F. Markson	Mayor	2,235	-	350	550	900	3,135	No
	Information	742	-		258	258	1,000	Yes
	Councillors	2,000	-		-	-	2,000	No
W. Munden	Treasury	4,900	200	250	1,050	1,500	6,400	No
	Printing	1,500	-	-	3,000	3,000	4,500	No
	Computers	2,500	500	200	850	1,550	4,050	Yes
	Cashiers	340	-	-	385	385	725	No
D. Ogilvie	Finance	1,400	-	400	1,800	2,200	3,600	Yes
H. Droogendyk	Tax	2,000	-	-	2,000	2,000	4,000	No
T. Julian	Clerks	3,027	100	-	300	400	3,427	No
	Property	1,615	200	-	400	600	2,215	No
B. Clark	Legal	1,758	-	750	-	750	2,508	No
E. Halliday	Parks	11,600	-	-	2,650	2,650	14,250	Yes
R. Edmunds	Planning	7,000	-	-	2,000	2,000	9,000	Yes
W. Taylor	Engineering	18,200	1,000	300	2,500	3,800	22,000	No
S. Keith	Personnel	900	100	100	400	600	1,500	No
TOTALS	Net	61,717	2,100	2,350	18,143	22,593	84,310	sq. ft.
	Gross	96,500	3,284	3,674	28,368	35,326	131,826	sq. ft.

* The numbers shown in this table are estimates of the various department heads and the methods of estimating and the area referred to vary widely. Individual figures therefore, should not be compared. It is felt, however, that the gross totals are reasonably accurate for the purpose of this report.

(2) 9-9n

CITY OF MISSISSAUGA

M I N U T E S

MEETING NUMBER TWENTY ONE

NAME OF COMMITTEE:	GENERAL COMMITTEE OF COUNCIL
DATE OF MEETING:	May 25, 1977, 9:00 a.m.
PLACE OF MEETING:	Council Chambers
MEMBERS PRESENT:	Councillor McCallion, Chairman. Mayor Searle; Councillors Bean, Taylor, McKechnie, Hooper, Butt and Leavers. Councillor Spence arrived at 9:10 a.m. and Councillor Kennedy arrived at 9:15 a.m.
MEMBERS ABSENT:	Nil.
STAFF PRESENT:	I. F. Markson, W. Taylor, E. Halliday, R. Edmunds (9:15), B. Clark (9:25), T. Julian and J. LeFeuvre.

DELEGATIONS - 9:00 A.M.

A. Mr. J. Nesbitt, White Birch Lands Ltd. - Mr. Nesbitt did not appear before the Committee.

File: T-24118 (Dealt with by Items 2 & 3)

B. Representatives of Local 1212, Mississauga Fire Fighters Association.

File: 41-77A

SEE ITEM #1.

MATTERS FOR CONSIDERATION:

1. Letter dated May 16, 1977, from the Mississauga Fire Fighters Association, Local 1212, together with resume regarding the present status of the 1977 Contract negotiations. Mr. E. Hastings, President of the Association, appeared before the Committee and expressed concern with respect to the present negotiations. He requested that Council appoint other City Staff members to the City's negotiating committee due to the illness of the Chairman and the resignation of another member. A number of other concerns set out on page 2 of the Association's letter, were also discussed. Mr. S. Keith, Director of Labour Relations, was present for the discussion of this item, as well as Fire Chief Miller. Mr. Keith suggested that no other

persons be appointed to the Negotiating Committee. Chief Miller concurred. The following recommendation by Mayor Searle was voted on and carried:

(a) That no other members of staff or members of Council be appointed to the City's negotiating committee for the purpose of reaching a settlement with the Mississauga Fire Fighters Association, Local 1212, 1977 Agreement.

(b) That the concerns expressed by the Fire Fighters Association on page 2 of the letter dated May 16, 1977, be referred to the City Manager for a report back to the General Committee.

File: 41-77A See Recommendation #685 (R. Searle)

On a motion by Councillor Kennedy, the Committee moved into Council at 9:30 a.m. to complete the Council agenda of May 24, 1977.

The General Committee meeting reconvened at 5:45 p.m. All members were present with the exception of Councillor Spence.

Staff Present: I. F. Markson, E. Halliday, K. Cowan, R. Edmunds, B. Clark, D. Ogilvie, W. Munden, L. McGillivary, T. Julian and J. LeFeuvre.

2. Mr. J. Nesbitt, President, White Birch Lands Limited, appeared before the General Committee on February 23, 1977, regarding a number of matters pertaining to the proposed plan of subdivision T-24118, White Birch Lands Limited. A copy of the General Committee minutes from that meeting, was attached to the agenda. The recommendation of that meeting was approved by Council on February 28,1977, and a copy of that recommendation was attached. The report dated March 7, 1977, from the Commissioner of Engineering, Works and Building, was considered by the General Committee on March 30, 1977. The Committee recommended the matter go to Council without a recommendation. The matter again appeared on the Council agenda of May 9, 1977, when Council requested that a further report be prepared by Staff. The Commissioner of Engineering, Works and Building prepared a further report dated May 18, 1977, a copy of which was attached, in which he recommended:

(a) That the major watercourse and road improvement levies for this subdivision, be applied to all of the lands proposed for development.

Continued.....

(b) That the developer be required to pay for future sidewalks along the Indian Road frontage and along one side of the internal cul-de-sac roadway for a length of 400 feet at $7.00 per foot = $2,800.00.

Mr. Nesbitt was requested to attend this meeting; however did not appear. Councillor Butt recommended that Mr. Taylor's recommendation be approved.

File: T-24118

Approved See Recommendation #683 (T. Butt)

3. Report dated February 8, 1977, from the Property Agent in which he recommended that the sum of $23,250.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with 9 single family residental lots zoned R2, White Birch Lands Limited, File T-24118.

File: T-24118

Approved See Recommendation #684 (T. Butt)

4. General Committee, on May 11, 1977, considered a report dated April 25, 1977, from the City Solicitor with reference to resolutions 239, 240, 241 and 242 passed by Council on April 20, 1977, with reference to the City's Levy Policy. Also attached was a memorandum dated May 6, 1977, from the Clerk's Department regarding concerns of the Clerk's Office. This matter was referred to this meeting for further discussion. The above noted material was again attached to the agenda. Also considered by the Committee was a report dated May 20, 1977, from the City Solicitor; draft resolutions replacing resolutions 239, 240, 241 and 242; draft residential development levy policy statement, and draft financial agreement. A number of concerns were expressed by the Committee regarding the wording of resolutions. It was suggested to the City Solicitor, that he make the appropriate amendments to the resolutions. Councillor McKechnie recommended that the draft resolutions, as amended, be passed by Council. Mayor Searle recommended that Council pass a resolution to approve the Residential Development Levy Policy and pass a resolution to approve the Financial Agreement. These recommendations were voted on and carried.

File: 120-77 See Recommendation #686
(F. McKechnie - a)
(R. Searle - b & c)

5. Report dated April 27, 1977, from the City Solicitor with reference to the collection of arrears of business tax under Section 528 (11) of The Municipal Act. Mr. Clark recommended that the Ministery of Treasury Economics and Intergovernmental Affairs, be requested to consider the enactment of an amendment to The Municipal Act to clarify the provisions of Section 528 (11) of The Municipal Act to enable a municipality to distrain against the personal property arrears of business debts in priority to all other debtors regardless of the nature or type of security already covering the personal property.

File - 20-77

Approved See Recommendation #687 (F. Bean)

6. Report dated May 16, 1977, from the City Solicitor with reference to the letter dated April 29, 1977, from Dial-A-Sign Limited re Sign By-law. This letter appeared on the Council agenda of May 9, 1977, when it was referred to the Solicitor for a report. Mr. Clark recommended that his report be received.

File: 183-77

Received See Recommendation #688 (F. Bean)

7. Report dated May 11, 1977, from the Director of Policy Planning with reference to Staff Notification of Additional Items for Regional Committee's Background. Mr. Fleming recommended:

(a) That in order to ensure that local Councillors are fully briefed regarding Regional Committee Agenda Items, the practice of introducing additional items after the normal agenda has been distributed, be limited only to urgent matters.

(b) That the Regional Clerk be requested to institute the necessary prodedures to ensure that local staff, the next working day following Committee meetings, are notified of decisions taken regarding additional items and receive all documentation distributed with respect to such items.

File: 35-77

Approved See Recommendation #689 (F. Bean)

8. Memorandum dated May 17, 1977, from the Director of Policy Planning with reference to a comprehensive report on industrial levies. Council requested a report on industrial levies on May 9, 1977; this report to be prepared within 30 days. Mr. Fleming requested that additional time be allowed for the preparation of the report. Councillor Leavers recommended that July 31, 1977, be set as the due date. This recommendation carried.

File: 120-77 See Recommendation #690 (F. Leavers)

9. Report dated May 10, 1977, from the City Treasurer with reference to the 1977 Institutional Levy. Mr. Munden recommended that Council enact a by-law to levy a 1977 institutional tax as follows:

Mississauga Hospital	$ 24,750
Erindale College, U. of T.	179,800
Sheridan College	23,850

The Committee was advised that the revenue set out above, was reflected in the 1977 Current Budget.

File: 20-77

Approved See Recommendation #691 (F. Leavers)

10. Report dated May 5, 1977, from the Property Agent with reference to Maintenance District 5, Malton, and J.D.S. Investments Lease, 7355 Torbram Road. Mr. Wilkinson recommended that the letter from J.D.S. Investments Limited to the City confirming the extension of the existing lease from July 1, 1977, to December 31, 1977, be executed by the City.

File: 24-77

Approved See Recommendation #692 (H. Kennedy)

11. Report dated May 4, 1977, from the Property Agent with reference to the Credit Valley Conservation Authority and Rattray Park Estates, Easement Agreement. The name of Rattray Park Estates has been omitted from this agreement. Mr. Wilkinson recommended that the Easement Agreement between the Credit Valley Conservation Authority and the City of Mississauga dated February 9, 1976, whereby the Authority conveys to the City, a sewer and drain easement over Block B, Plan 802 and part Lots 26 and 27, Conc. 3, S.D.S., be accepted and executed by the City.

File: R.P. 802
54-77

Approved See Recommendation #693 (F. McKechnie)

12. Report dated May 9, 1977, from the Property Agent in which he recommended that the sum of $11,105.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with rezoning application OZ-66-75, Lozo Brothers Limited, being a 0.64 acre parcel at the south-west intersection of Dundas Street East and Stanfield Road, zoned AC1.

File: OZ-66-75

Approved See Recommendation #694 (R. Searle)

13. Report dated May 17, 1977, from the Property Agent in which he recommended that the sum of $83,700.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Pinehaven Nurseries Limited, proposed plan T-75184, consisting of 36 residential lots zoned RM1 and R3.

File: T-75184

Approved See Recommendation #695 (R. Searle)

14. Report dated May 6, 1977, from the Property Agent with reference to a reevaluation of the 5% cash in lieu of land dedication for the Harris Property, 2077 Stavebank Road, B 142/77-M. Mr. Wilkinson recommended that the amount of $2,250.00 as the cash payment in lieu of the 5%

Continued.....

dedication of land as approved by Council on January 26, 1976, in connection with the single family residential lot in part Lot 4, Range 3, C.I.R., 2077 Stavebank Road, be confirmed as still valid as of the present date.

File: 66-77

Approved See Recommendation #696 (R. Searle)

15. Report dated May 2, 1977, from the Property Agent in which he recommended that the sum of $75,400.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with application T-24992, Credit Point Developments Limited, located on the west side of Durie Road, comprising 34 residential lots, zoned R1.

File: T-24992

Approved See Recommendation #697 (R. Searle)

16. Report dated May 11, 1977, from the Property Agent in which he recommended that the sum of $2,250.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with application B 64/77-M, Kathleen J. Brown, being a residential lot on Truscott Drive, zoned R2.

File: 66-77

Approved See Recommendation #698 (R. Searle)

17. Report dated May 11, 1977, from the Property Agent in which he recommended that the sum of $1,750.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with application B 111/76-M, F. F. Construction Co. Ltd., located on the east side of Northmount Avenue, zoned RM1 residential.

File: 66-77

Approved See Recommendation #699 (R. Searle)

18. Report dated May 11, 1977, from the Property Agent in which he recommended that the sum of $2,500.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with application B 213/75-M, Irene Mickevicius, located at the easterly limit of Steveles Crescent, zoned R2.

File: 66-77

Approved See Recommendation #700 (R. Searle)

19. Letter dated May 11, 1977, from Mr. Donald F. Clarkson, President of the Ontario Humane Society inviting the Mississauga Council to appoint a representative to sit on the Peel Branch of the Ontario Humane Society Board of Directors. Mayor Searle suggested that Councillor Bean be Council's representative on this Board. Councillor Bean agreed to this. The recommendation was voted on and carried.

File: 104-77
2-77 See Recommendation #701 (R. Searle)

20. Letter dated May 13, 1977, and attached resolution from the City of Burlington with reference to the Implementation of Market Vallue Assessment and Tax Reform. The City was requested to ensorse this resolution. Councillor Bean recommended that the resolution be received. This motion carried.

File: 67-77 See Recommendation #702 (F. Bean)

21. Letter dated May 3, 1977, from the City of London setting out a resolution passed by London City Council on May 2, 1977, with reference to an amendment to the Local Improvement Act to permit municipalities to issue debentures to construct local improvements immediately upon a contract to consrruct such works having been accepted. The City was requested to ensorse this resolution. Councillor Leavers recommended that the resolution be endorsed.

File: 67-77 See Recommendation #703 (F. Leavers)

22. General Committee, on May 4, 1977, considered the report prepared by Parsec Communications Inc. on a Review of the City's Telephone System. The City Treasurer recommended that the Review of the Telephone System dated April 1977 and submitted by Parsec Communications Inc., be received and that the recommendations contained therein be implemented as soon as possible. This recommendation was approved by Council on May 9, 1977. Councillor McCallion requested that this matter again be considered by the Committee. A copy of Mr. Munden's report dated April 28, 1977, was attached to the agenda. Councillor Taylor recommended that the item be referred to the next General Committee meeting. This motion carried. No recommendation appears on the General Committee Report with respect to this item.

File: 1-77
124-77

23. Report dated May 13, 1977, from the Commissioner of Engineering, Works and Building with reference to the construction of a storm sewer on the north side of Eglinton Avenue East from Second Line East to the Etobicoke Creek. Mr. Taylor recommended:

(a) That the construction of a storm sewer on the north side of Eglinton Avenue between Second Line East and Etobicoke Creek to facilitate the drainage requirements of Highway 403 and the City's projects on Eglinton Avenue East, First Line East and Second Line East, be permitted to proceed.

(b) That the cost sharing arrangements for the storm sewer estimated to be $210,000.00 be based on a formula where additional flow requirements introduced by the Ministry highway drainage plan, be assessed directly to them and they contribute to the overall project on the following basis:

M.T.C. percentage share	21 %	$ 44,000.00
City percentage share	79 %	166,000.00
Total	100 %	$210,000.00

(c) That the storm sewer system upon completion, be assessed into the City's inventory and maintained byCity forces.

File: 84-77

See Recommendation #704 (F. Leavers)

Approved

24. Report dated May 12, 1977, from the Commissioner of Engineering, Works and Building with reference to Erin Mills Parkway/C.P.R. Grade Separation. Mr. Taylor recommended that the preparation of the contract drawings, documents and all othe related works deemed necessary in the construction of a grade separation at Erin Mills Parkway and the C.P.R. right-of-way be awarded to Totten Sims Hubicki Associates Ltd. Councillor McCallion suggested that Mayor Searle investigate the possibility of reaching agreement with the developer in this area to have the grade separation constructed at no cost to the City. Mayor Searle agreed that this investigation would take place.

File: 127-77
21-77
PN 76 114

Approved See Recommendation #705 (L. Taylor)

25. Report dated May 13, 1977, from the Commissioner of Engineering, Works and Building with reference to Eglinton Avenue East Bridge over the Etobicoke Creek. Mr. Taylor recommended that the preparation of the contract drawings and couments and all other information that may be deemed necessary for the preparation of the contract and the construction of Eglinton Avenue Bridge over the Etobicoke Creek, be awarded to Fenco Consultants Ltd.

File: PN 76 123

Approved See Recommendation #706 (F. Bean)

26. Report dated May 17, 1977, from the Commissioner of Engineering, Works and Building, with reference to the Newman Landfill Site, Springbank Road. This report was prepared as a result of an Environmental Appeal Board Order which was before Council on March 28, 1977. Mr. Taylor recommended:

(a) That the Region of Peel be asked to design and estimate the cost of a venting and piping system for the Newman Landfill Site, and report to the City of Mississauga for the cost of same.

Continued.....

(b) That the Region be requested to have these works constructed with the cost to be borne by the City of Mississauga upon review by the City of the design and estimate, and upon allocation of the necessary funds required to carry out the works.

(c) That the City obtain the requisite permission to enter the lands from the owners of the property in order that the venting and piping can be carried out after the Region has completed its design.

File: 177-77
113-77

Approved See Recommendation #707 (H. Kennedy)

27. Report dated May 10, 1977, from the Commissioner of Engineering, Works and Building with reference to Service Club Signs. Mr. Taylor recommended:

(a) That a meeting be arranged with all Service Clubs in the City of Mississauga to discuss a joint signing proposal and their financial participation in same.

(b) That the Service Clubs be advised that individual Service Club signs will be removed from City roadways by December 31, 1977.

Concern was expressed by members of the Committee that if part (b) was approved, it was possible that the existing signs could be removed prior to arrangements referred to in part (a) having been completed. Councillor Taylor recommended that (a) be approved and (b) be deleted at the present time. This motion carried.

File: 7-77
18-77 See Recommendation #708 (L. Taylor)

28. Report dated May 11, 1977, from the Commissioner of Engineering, Works and Building with reference to a church parade, First Erin Mills Scouting Movement. The letter dated April 14, 1977, from the First Erin Mills Group Committee setting out this request, was also attached. Mr. Taylor recommended:

(a) That permission be granted to the First Erin Mills Scouting Movement to hold their parade on Sunday, June 19, 1977, as outlined in the report of May 11, 1977.

(b) That officials of this group be requested to apply to the Engineering Department for a proper road closure permit.

File: 42-77
7-77

Approved See Recommendation #709 (F. Hooper)

29. Report dated May 4, 1977, from the Commissioner of Engineering, Works and Building with reference to the appointment of Peace Officers for the purpose of enforcing parking regulations on private property by individuals nominated by property owners. Mr.Taylor recommends that the Region of Peel be requested to amend By-law 203-76 to provide for the appointment of the additional individuals named on the sheet attached to his report.

File: 2-77
86-77
87-77

Approved See Recommendation #710 (T. Butt)

30. Building Report for the month of April 1977.

File: 159-77

Received See Recommendation #711 (H. Kennedy)

31. Report dated May 13, 1977, from the Commissioner of Planning with reference to proposed condominium CDM-76-115, Romsey Developments Limited, part of Lot 10, Range 1, S.D.S. located on a 1.9 acre parcel of land on the south side of Dundas Street West, east of Glengarry Road. Mr. Edmunds recommended that the proposed condominium be recommended for approval to the Ministry of Housing, subject to the conditions outlined in the Planning Staff Report dated May 13, 1977.

File: CDM 76-115

Approved See Recommendation #712 (T. Butt)

32. Report dated May 3, 1977, from the Commissioner of Planning with reference to proposed condominium CDM-76-087 Coriander Holdings Limited, Lot 90, Plan M-28 located on a 4.4 acre parcel on the north side of Aquitaine Avenue, between Winston Churchill Boulevard and Formentera Avenue. Mr. Edmunds recommended that the proposed condominium be recommended for approval to the Ministry of Housing, subject to the conditions outlined in the Planning Staff Report dated May 3, 1977.

File: CDM 76-087

Approved See Recommendation #713 (F. Leavers)

33. Letter dated May 11, 1977, from the City of Brampton with reference to the Parkway Belt West Draft Plan - Report of the Hearing Officers - February 1977. Councillor McKechnie requested that this item be referred to Council without a recommendation in order to give him an opportunity to study the report in more detail. The Committee agreed to this request.

File: 145-77

34. Report 5-77 of the Condominium Development Committee meeting held on May 10, 1977. This report was approved as presented.

File: 181-77

Approved See Recommendations #717 to #719 Incl. (L. Taylor)

35. Report 3-77 of the Local Architectural Conservation Advisory Committee meeting held on May 9, 1977. Discussion took place regarding Item 14 on this report which designated 12 buildings as historical buildings. It was decided that this recommendation be referred to the City Solicitor for a report indicating how such a designation restricted the use of the buildings which are still held in private ownership. The remainder of the report was approved.

File: 178-77 See Recommendations #720 to #722 Incl. (T. Butt)

36. Report 7-77 of the Planning Committee meeting held on May 3, 1977. The Committee was advised that Items 6 and 7 of this report were approved by Council on May 9, 1977 (Resolutions 650 and 651 Respectively). Item 4 on the report was approved by Council on May 24, 1977 - Resolution #307). Part 2 of Recommendation for Item 8 (Phi International T-76048) was amended to reflect the comments of the Commissioner of Recreation and Parks contained in a report dated May 10, 1977, and which appeared as Item 39 on this agenda. The remainder of the report was approved as presented.

File: 105-77 See Recommendations #736 to #744 Incl. (L. Taylor)

37. Report dated May 17, 1977, from the Department of Public Affairs with reference to Brampton Flower Festival Float. On March 9, 1977, the General Committee considered a letter from the Brampton Festival Association, together with a report from the Commissioner of Recreation and Parks in which he recommended that the City endorse the theme of the Brampton Flower Festival but decline with thanks, the invitation to enter a float in the parade. The Committee recommended that this matter be referred to the Department of Public Affairs for a report. Mr. Bitten recommended that the City send a letter endorsing the theme of the Brampton Flower Festival and thanking the organizers for inviting Mississauga and that the City enter upon invitation its new Information Vehicle (bus) in the 1978 parade - at no additional cost to the City.

File: 75-77

Approved See Recommendation #714 (F. McKechnie)

38. Report dated May 16, 1977, from the Commissioner of Recreation and Parks with reference to trees on Burnhamthorpe Road between Highway 10 and the east City limit. Mr. Halliday advised that virtually all of these trees are dead and that because no additional trees can be planted at this time due to the cost involved, that the dead trees be removed by the City's maintenance forces.

File: 132-77

Approved See Recommendation #715 (F. McKechnie)

39. Report dated May 10, 1977, from the Commissioner of Recreation and Parks with reference to proposed plan of subdivision T-76048. This report was prepared as a result of a Planning Committee recommendation of May 3, 1977 (Item #8 on Planning Committee Report of May 3). Mr. Halliday recommended that Item 9 of Section A-Planning of the Consolidated Report for this plan remain as written; and that the developer be advised that his understanding of the Section A-Planning, Item 16 of the Consolidated Report is correct.

File: T-76048

Approved See Recommendation #740 (F. McKechnie)

40. Report 3-77 of the Recreation and Parks Committee meeting held on May 2, 1977. This report was considered by the General Committee on May 11, 1977, when it was referred to this meeting in order that the 1976 rates of the various facilities could be provided to the Committee. This information was also attached to the agenda.

File: 182-77

Approved See Recommendations #723 to #726 Incl. (F. Hooper)

41. Report 4-77 of the Recreation and Parks Committee meeting held on May 16, 1977. Part (b) of recommendation 30 of this report was amended to read:

"That the Golden Arrows be provided with one guaranteed practise session per week at Port Credit Memorial Arena on Thursday evenings from 9:15 p.m. to 10:45 p.m."

Recommendation 27 was deleted from the report as it was approved by Council when Resolution 359 was passed (Grants Committee).

The remainder of the report was approved as presented.

File: 182-77 See Recommendations #727 to #735 Incl. (F. Hooper)

42. Letter dated May 16, 1977, from the Credit Valley Conservation Authority setting out a resolution passed by the Authority on April 22, 1977, with reference to A. E. Crookes Park and the termination of landfill operations.

File: 54-77
119-77
10-77

Received See Recommendation #716 (H. Kennedy)

The following item, not listed on the agenda, was considered by the Committee.

43. Report dated May 20, 1977, from the Commissioner of Planning with reference to Civic Administration Office Space Requirements. Three recommendations were made by the Commissioner of Planning; however, it was decided to refer the matter to Council without a recommendation.

File: 115-77

The In Camera items listed on the agenda were dealt with when Council (in committee) moved In Camera. Resolutions were passed by Council with reference to the Acting City Manager and the negotiations with the "Big Three".

RECOMMENDATIONS: As Per Report No. 21
ADJOURNMENT: 6:50 p.m.

CITY OF MISSISSAUGA

M I N U T E S

MEETING NUMBER TWENTY TWO

NAME OF COMMITTEE: GENERAL COMMITTEE OF COUNCIL

DATE OF MEETING: June 1, 1977, 9:00 a.m.

PLACE OF MEETING: Council Chambers

MEMBERS PRESENT: Councillor Butt, Chairman; Mayor Searle; Councillors Spence, Bean, Taylor, McMechan, Cooper, Leavers and McCallion.

MEMBERS ABSENT: Councillor Kennedy (Municipal Business).

STAFF PRESENT: R. Edmunds, E. Halliday (9:20), W. Taylor (9:30), B. Clark (9:30), V. McLean, T. Julian and J. LeFeuvre.

DELEGATIONS - 9:00 A.M.

A. Mr. Sam Barsketis, Victoria Wood Development Corporation Ltd.

File: R.P. M-28

SEE ITEM #1

B. Mr. J. Lethbridge and Mr. A. Franks, Staff - Sign By-law.

File: 183-77

SEE ITEM #2

C. Mr. E. Hastings, President, Mississauga Firefighters Association, Local 1212.

File: 41-77A

SEE ITEM #3

MATTERS FOR CONSIDERATION:

1. Letters dated May 13 and May 20, 1977, from Victoria Wood Development Corporation Inc. with reference to proposed apartment and townhouses on Lot 86, Plan M-28 located at Shelter Bay and Glen Erin Drive. Mr. Sam Barsketis, Manager, Design and Architectural Quality Control, Victoria Wood Development Corporation Inc.,

Continued....

ITEM 1 CONTINUED:

appeared before the Committee and requested Council to authorize the Planning Department to approve the site plan for the proposed condominium on Lot 86, Plan M-28. Councillor Taylor recommended that this request be approved. This recommendation carried.

File: M-28 See Recommendation #745 (L. Taylor)

2. Mr. J. Lethbridge, Director of Urban Design, and Mr. A. Franks, Manager, Zoning and Administration, appeared before the Committee and made a presentation regarding signs in the City of Mississauga. Mr. Lethbridge showed slides showing badly constructed signs throughout the City, as well as signs constructed to meet the City's requirements. Following the slide presentation, Mr. Franks went over the proposed sign by-law clause by clause. Copies of the proposed by-law were distributed to the members of the Committee. Councillor Taylor requested that the Sign Committee take a look at regulating election signs on public and private property. He also requested the Sign Committee to consider the "Message" type of sign which are not considered to be signs. Councillor McCallion suggested that when considering election signs, the Sign Committee should avail itself of the Streetsville By-law. Councillor McCallion also expressed concern about the "Rezoning Application" signs. She suggested that these were too large and contained too much information. Councillor McCallion suggested that the five year limitation clause (non-conforming use) maybe should be from 5 to 10 years. Councillor Taylor recommended that the presentation be received and that the Sign Committee be requested to prepare a by-law to regulate and/or prohibit election signs on public and private property. This recommendation carried.

File: 183-77 See Recommendation #746 (L. Taylor)

On a motion by Mayor Searle, the Committee moved into Council at 10:10 a.m. The meeting reconvened at 11:00 a.m. Mayor Searle left the Council Chambers following the special Council meeting.

3. Mr. E. Hastings, President, Mississauga Firefighters Association, Local 1212, and other representatives of the Association, appeared before the Committee and presented a brief entitled, "Partial Resume of the Outstanding Issues between the City of Mississauga and the City of Mississauga Firefighters Association, Local 1212, June 1, 1977". Mr. Hastings advised the Committee that two meetings had been held and that at the present time, two major issues remained unresolved - salaries and pension plan. Councillor Bean recommended that the presentation be received and referred to the City Manager for a report to the next General Committee meeting. This recommendation carried.

File: 41-77A See Recommendation #747 (F. Bean)

4. The report from the Commissioner of Planning with reference to the City Core Committee Report, was dealt with at the special Council meeting held on June 1, 1977.

File: 184-77

5. General Committee, on May 4, 1977, considered the report prepared by Parsec Communications Inc. on a Review of the City's Telephone System. The City Treasurer recommended that the Review of the Telephone System dated April 1977 and submitted by Parsec Communications Inc., be received and that the recommendations contained therein be implemented as soon as possible. Council approved this recommendation on May 9, 1977. Councillor McCallion requested that this matter again be considered by the General Committee. The item appeared on the General Committee agenda of May 25, 1977, at which time Councillor Taylor recommended that it be referred to this meeting. Councillor McCallion informed the Committee that the company which approached the City last year, Telcost Limited, determined that a saving of $30,000.00 a year could result from a review of the telephone system and that Parsec's study resulted in a saving much less than that. Councillor McCallion stated that she had submitted the Parsec Review to Telcost Limited who had studied it and replied to her in a letter dated May 11, 1977. She recommended that this letter be referred to the City Treasurer for a report. This recommendation carried.

File: 1-77
124-77 See Recommendation #748 (H. McCallion)

6. Report dated May 25, 1977, from the City Treasurer with reference to Pension Plan Benefits. Mr. Munden recommended that he request O.M.E.R.S. to prepare a costing in order to provide supplementary pension benefits for: (a) senior management group; (b) other non-union, non hourly, full-time employees. Councillor McKechnie suggested that members of Council should be added to this. Mr. Munden's recommendation was amended to include Councillors.

File: 40-77 See Recommendation #749 (L. Taylor)

7. Report dated May 24, 1977, from the City Treasurer with reference to 1977 Tax Instalment Due Dates. Mr. Munden recommended that Council enact the necessary by-law to establish the due dates for payment of 1977 taxes as follows:

Business	- all wards		August 11, 1977
Realty	- all wards	Instalment #1	August 11, 1977
		Instalment #2	September 12, 1977
		Instalment #3	October 12, 1977

File: 20-77

Approved See Recommendation #750 (F. Leavers)

8. Report dated May 24, 1977, from the Transit Manager with reference to the Renewal of the Lease between the Toronto Transit Commission and the Corporation of the City of Mississauga for use of the Long Branch Bus Loop. Mr. Dowling recommended that the lease between the Toronto Transit Commission and the City at a monthly rate of $170.00 for use of the Long Branch Bus Loop, be approved and the Mayor and the Clerk be authorized to execute said agreement.

File: 112-77

Approved See Recommendation #751 (F. McKechnie)

9. Report dated May 19, 1977, from the City Solicitor with reference to recommendation 547 of the General Committee meeting held on May 4, 1977. This recommendation reads as follows: "That the Staff be requested to report on the implications of apartment owners and condominium corporations allowing recreational facilities to be used by dues paying club members who reside outside the apartment or condominium." Mr. Clark pointed out in his report that there are two major areas of impact to be considered when recreational facilities are being used by dues paying club members who do not reside in the apartment or the condominium, namely, the impact on the owners of the apartment or condominium, and the effect of the use on the surrounding inhabitants. Mr. Clark recommended that his report be received. Councillor Taylor made the following recommendation: "That the use of rental or condominium recreational facilities not be allowed for outside "club" use." This recommendation carried.

File: 181-77
155-77
17-77 See Recommendation #752 (L. Taylor)

10. Report dated May 25, 1977, from the Clerk's Department with reference to the appointment of citizen members to the Property Standards Committee. The term of office for this committee expired on May 31, 1977. Notwithstanding the provisions of By-law 611-74 which states that the members should be appointed for a one year term (June 1 to May 31), it was felt that the appointments for the current year should be for the period expiring December 31, 1977, in order to make further appointments for this committee for one year periods running from January 1 to December 31 of each year to coincide with the term of office of other committees. The Committee was advised that By-law 611-74 requires amendment to this effect. Mr. Julian recommended that the following members be reappointed to serve on the Property Standards Committee for the period expiring December 31, 1977 (six months): Mr. D. J. Sewell, Mr. V. Romaniuk, Mr. K. J. McCreery, Mr. D. H. McGee, Mr. W. G. Notenboom, Mr. Larry Frosst and Mr. Charles Puschel.

File: 2-77
170-77

Approved See Recommendation #753 (H. McCallion)

11. Report dated May 20, 1977, from the Property Agent with reference to Winston Churchill Boulevard Widening, 3143 Winston Churchill Boulevard (Martini Property). Mr. Wilkinson recommended that the Offer to Sell dated May 19, 1977, executed by the owners, covering an 8394 sq.ft. parcel, part 1, Plan 43R-2172, for road construction purposes, be accepted and executed by the City.

File: PN 76-086

Approved See Recommendation #754 (H. McCallion)

12. Report dated May 19, 1977, from the Property Agent with reference to Dundas Street Reconstruction and N.H.D. Developments Limited, 2045 Dundas Street East. Mr. Wilkinson recommended that the Offer to Sell dated May 10, 1977, executed by N.H.D. Developments Limited covering a 833 sq.ft. parcel for road purposes, be accepted and executed by the City.

File: PN 75-077

Approved See Recommendation #755 (F. Leavers)

13. Letter dated May 20, 1977, from the City of Orillia setting out a resolution passed by the Orillia City Council on May 16, 1977, with reference to municipal taxes. The City was requested to endorse this resolution. Councillor McCallion recommended that it be received. This recommendation carried.

File: 67-77

Received See Recommendation #756 (H. McCallion)

14. Report dated May 18, 1977, from the Commissioner of Engineering, Works and Building with reference to Ponderosa Steak House, 2366 Dundas Street West. Mr. Taylor recommended that upon approval by the Legal Department of the Engineering Agreement and the transfer of easement and upon fulfilment of the outstanding items listed in the memorandum to the City Clerk dated May 17, 1977 (copy of which was attached), the Mayor and the Clerk be authorized to execute the Engineering Agreement and the Transfer of Easement.

File: OZ-24-74

Approved See Recommendation #757 (F. McKechnie)

15. Report dated May 24, 1977, from the Commissioner of Engineering, Works and Building with reference to Vidlow Construction Limited, proposed plan of subdivision, located east of Gordon Drive and north of the Q.E.W. Mr. Taylor recommended that upon approval by the Legal Department of the Engineering Agreement and the Transfers of Land and Easements, and upon fulfilment of the outstanding items listed in the memorandum dated May 24, 1977, to the Clerk (copy of which was attached), the Mayor and Clerk be authorized to execute the Engineering Agreements and the transfers of land and easements. Councillor Hooper recommended that this item be referred to the next General Committee meeting. This recommendation carried.

File: T-75209 See Recommendation #758 (F. Hooper)

16. Report dated May 25, 1977, from the Commissioner of Engineering, Works and Building with reference to the Credit Valley Conservation Authority and draft plan of subdivision comments. Mr. Taylor recommended that the C.V.C.A. Staff be requested to meet with the City of Mississuga Engineering Staff on all plans of subdivision in the City of Mississauga, in order to minimize confliction of draft plan comments, with respect to all draft plans and rezoning applications which have not been processed to the Planning Committee of City Council as of June 1, 1977. Councillor Spence suggested that this recommendation should be amended in some way so that the C.V.C.A.'s ability to impose conditions, would not be impaired. The Commissioner of Engineering, Works and Building explained that his recommendation would make the process smoother. After some discussion, it was decided that Mr. Taylor and Councillor Spence would prepare a suitable amendment. Later in the meeting, the following motion by Councillor Spence, was voted on and carried:

"Whereas the Engineering Department of the City of Mississauga is responsible for the preparation and administration of the Subdivision Engineering Agreement;
And Whereas the Credit Valley Conservation Authority relies on the City of Mississauga Engineering Agreement to implement its draft plan conditions;
And Whereas there has been some overlap and conflict between responses to development proposals from the City of Missisauga and the Credit Valley Conservation Authority;

Continued.....

ITEM 16 CONTINUED:

And Whereas the City is not desirous of limiting in any way the input of the Credit Valley Conservation Authority into development proposals; Therefore be it resolved that the Credit Valley Conservation Authority Staff be requested, before preparing written reports, to meet with the City of Mississauga Engineering and Planning Departments Staff on all plans of subdivision in the City of Mississauga which have not been processed to the Planning Committee of City Council as of June 1, 1977, in order to minimize confliction of draft plan comments and in order that all comments can be in a manageable form at the time of writing the Engineering Agreement."

File: 54-77
26-77
120-77

See Recommendation #759 (M. H. Spence)

A motion for recess was made at 12:00 noon. The meeting reconvened at 1:40 p.m.

The following members were present: Councillors Spence, Bean, Taylor (2:05), McKechnie, Hooper, Leavers and McCallion (1:55). Councillor Hooper left the meeting at 2:55 p.m.

Members Absent: Mayor Searle and Councillor Kennedy.

Members of Staff Present: E. Halliday, V. McLean, E. Dowling, A. Adamson, R. Edmunds, W. Taylor, T. Julian and J. LeFeuvre.

17. Report dated May 19, 1977, from the Commissioner of Engineering, Works and Building with reference to the 1977 Sidewalk Programme. Mr. Taylor recommended:

(a) That additional funds be set aside from the General Municipal Reserve Fund, in the amount of $24,600.00 to accommodate the construction of concrete sidewalks on Lakeshore Road, Charing Drive, Drumgray Avenue and Eaglewood Boulevard.

OR ALTERNATIVELY

(b) That the sidewalks referred to in (a) be deferred to the 1978 Sidewalk Construction Programme.

When Councillor Taylor returned to the meeting, he recommended that recommendation (a) be approved.

Continued....

ITEM 17 CONTINUED:

The Commissioner of Engineering, Works and Building advised the Committee that a number of other safety sidewalks were being recommended by the Traffic Safety Council and one additional one on Derry Road requested by Councillor McKechnie and that Council must decide whether or not these additional sidewalks should also be constructed this year. He suggested that any additional sidewalks requested from this point in time would have to go in the 1978 Programme. Councillor Taylor suggested that the money for these additional sidewalks be taken from the new account set up for the Municipal Incentive Grant Programme. The City Solicitor was requested to advise the Committee whether or not it was legal to use this fund for the construction of sidewalks. It was recommended that in addition to the four sidewalks referred to in Mr. Taylor's report, that the following two be added: (a) east side of Goreway Drive from Derry Road southerly, approximately 300 feet; (b) north side of Queensway West, between Robin Drive and Hammond Road (recommended by Traffic Safety Council on May 18, 1977 - Item 45). Councillor Taylor then recommended that the six sidewalks be constructed and the necessary funds be taken from the Municipal Incentive Grant Fund. This motion carried.

File: PN 77-014 See Recommendation #760 (L. Taylor)

18. Report dated May 24, 1977, from the Commissioner of Engineering, Works and Building with reference to Dunrankin Street Party. This report was prepared as a result of a letter dated May 8, 1977, from the Committee for Dunrankin Street Party, a copy of which was attached to the agenda. Mr. Taylor recommended that permission be granted to close Dunrankin Drive between Morning Star Drive and Wainbrook Drive, from 4:00 p.m. to midnight onSaturday, August 13, 1977, subject to the applicant obtaining a road closure permit from the Engineering Department and making arrangements with the Traffic Section for the necessary barricades and signs.

File: 7-77

Approved See Recommendation #761 (F. Leavers)

19. Report dated May 20, 1977, from the Commissioner of Engineering, Works and Building with reference to Heavy Truck Prohibition on Asta Drive, between North Service Road and Tedwyn Drive. Mr. Taylor recommended:

(a) That Asta Drive be prohibited to use by heavy trucks at all times.

(b) That the by-law to implement this change be enacted by Council.

File: 86-77

Approved See Recommendation #762 (F. McKechnie)

20. Report dated May 19, 1977, from the Commissioner of Engineering, Works and Building with reference to Fire Access Route By-law. Mr. Taylor recommended that the by-law amending Traffic By-law 234-75, as amended, be approved, and further, that the agreement forms accompanying this by-law revision, be executed by the Mayor and the Clerk. (400 Mississauga Valley Blvd., 1055 Dundas St. E., 1745 Bloor St., 5875 Airport Road, 3060 Constitution Blvd., 3055 Tomken Road, 3040 & 3050 Constitution Blvd., 121 Falconer Dr., 180 Mississauga Valley Blvd., and 6699 Falconer Dr.)

File: 86-77

Approved See Recommendation #763 (F. Leavers)

21. Report dated May 25, 1977, from the Commissioner of Engineering, Works and Building with reference to Municipal Incentive Grant. This report was prepared as a result of resolution 363 passed by Council on June 7, 1976, which directed that application be made by the City of Mississauga to the Minister of Housing for a Certificate of Eligibility to enable the City to participate in the programme. The City agreed that the funds received through this programme would be used to facilitate the production of housing. Mr. Taylor recommended:

(a) That C.M.H.C. be advised that its cheques in the amount of $54,000.00 and $110,000.00 representing Municipal Incentive Grants, were received.

Continued....

(b) That the Municipal Incentive Grants in the amount of $164,000.00 be held in the new account set up by the Treasury Department - Unallocated Reserve Section: 865-021-CMHC Municipal Incentive Grant.

(c) That the Building Division continue to examine all building permit applications and file applications for Municipal Incentive Grants for those dwelling units which appear to qualify.

File: 62-76

Approved See Recommendation #764 (F. Leavers)

22. Report dated May 25, 1977, from the Commissioner of Engineering, Works and Building with reference to Noise Abatement Measures in Buildings. On April 6, 1977, the General Committee considered a report dated March 18, 1977, from Mr. W. Taylor in which made two recommendations relative to noise abatement measures in buildings. It was suggested at that time, that provision of a central air conditioner could be waived by the purchaser by using a waiver to be filed by the Building Department. All other measures would apply. The Committee recommended that the matter be deferred pending a further report on the legality of such a waiver. Council adopted this recommendation on May 25, 1977. A copy of the March 18, 1977, report was also attached to the agenda. In the May 25 report, Mr. Taylor recommended that the Engineering Agreement be amended to read as follows:

That for all dwelling units for which noise abatement measures are required to the satisfaction of the City, the builder be required to provide the following:

(a) increased insulation
(b) oversized air ducting
(c) double glazed windows
(d) other measures which may be deemed necessary
(e) provision be made whereby central air conditioning units may be added to the furnace
(f) a central air conditioning unit be installed at t-e discretion of the builder and/or purchaser.

Mr. Taylor advised the Committee that the only change to the present policy was that the air conditioning unit be at the discretion of the builder and/or purchaser. At the present time, this is mandatory.

Continued...

Councillor McKechnie suggested that the policy should not be changed and that the installation of an air conditioning unit remain mandatory. After a brief discussion, this motion was voted on and carried.

File: 26-77
34-77 See Recommendation #765 (F. McKechnie)

23. Report dated May 20, 1977, from the Commissioner of Engineering, Works and Building with reference to the Ontario Home Renewal Programme - applications. Councillor McCallion recommended that the report be approved.

File: 161-77

Approved See Recommendation #766 (H. McCallion)

24. Report 4-77 of the Traffic Safety Council meeting held on May 18, 1977.

Note: The sidewalk recommended in Item 45 of this report (north side of Queensway between Robin Drive and Hammond Road) was recommended for construction this year under Item 17 of these minutes.

File: 179-77

Approved See Recommendations #778 to #789 Incl. (F. McKechnie)

25. Council, on April 25, 1977, considered a report dated April 19, 1977, from the Commissioner of Planning with respect to the Parkway Belt West Hearing Officers' Report. The following resolution was passed at that meeting (#265):

"1. That the Minister of Treasury, Economics and Intergovernmental Affaits be requested to convene a meeting with Mississauga City Council to discuss the issues and concerns raised in the Planning Department Report dated April 19, 1977,

Continued..

before the Minister reports on the Hearing Officers' Report to the Provincial Cabinet.

2. That the Ministry of Transportation and Communications be requested to inform City Council on the current status of the Highway 403 alignment studies and of the future procedures to allow input from the City of Mississauga into the recommendations and decisions affecting the future alignment and design of Highway 403."

The Committee was advised that a response was received by the Commissioner of Planning from the Minister of Transportation and Communications, a copy of which was attached. The Minister made certain suggestions with respect to future meetings to discuss Highway 403. The Commissioner of Planning recommended that the proposals of the Minister with respect to future meetings and presentations be adopted.

File: 145-77
22-77
140-77

Approved See Recommendation #767 (F. Bean)

26. A report dated May 24, 1977, from the Commissioner of Planning with reference to a reserved school site on Michelle Row in the Mississauga Valleys Community, was distributed to the members of the Committee at the meeting. Councillor McCallion recommended that this report be referred to the next General Committee meeting. The Committee agreed.

File: 26-77
120-77

27. Report 8-77 of the Planning Committee meeting held on May 17, 1977.

Item #4 - OZ-50-76 - Willowbunch Dev. Ltd. (McDonalds Restaurants)

A letter dated May 31, 1977, from McDonald's was before the Committee, which requested that the recommendation be deferred until the General Committee meeting of June 15. The recommendation was amended to that effect.

Continued...

Item #6 - File OZ-6-77, Tricont Projects Limited

The second part of this recommendation was amended to read:

"....that Council hold a public meeting on this application when the implementing zoning by-law will be considered by Council."

The remainder of the report was adopted as presented.

File: 105-77 See Recommendations #790 to $794 Incl. (H. McCallion)

28. Report dated May 16, 1977, from the Commissioner of Recreation and Parks with reference to an agreement between Nick Van Vliet, the City of Mississauga, and Darcel Construction Company. Also attached was a letter dated May 10, 1977, from Darcel Construction Company and a copy of the proposed agreement. Mr. Halliday recommended that the agreement to expedite the Landscape Aprpovals with the costs of the services of the Landscape Architect being guaranteed and paid for by the owner, Darcel Construction Company, be executed by Council.

File: M-59

Approved See Recommendation #768 (F. McKechnie)

29. Report dated May 18, 1977, from the Commissioner of Recreation and Parks with reference to a petition from the Town of Oakville - Liquor Control Act. The material from the Town of Oakville was also attached to the agenda. Mr. Halliday recommended that the Town of Oakville be advised that By-law 199-74 presently provides the City of Mississauga with the control recommended in the petition. Councillor Leavers moved that this recommendation be approved and that a copy of By-law 199-74 be forwarded to the Town of Oakville. This recommendation carried.

File: 67-77 See Recommendation #769 (F. Leavers)

30. Report dated May 19, 1977, from the Commissioner of Recreation and Parks with reference to Shared Facilities Agreement with the Peel Board of Education. This report was prepared as a result of the Report on Shared Facilities, and as a result of a letter from the City of Brampton dated April 13, 1976, a copy of which was attached. A copy of a letter dated May 27, 1976, from the Peel Board of Education, was also attached. Mr. Halliday recommended:

(a) That the City enter into an agreement for Shared Facilities with the Peel Board of Education for a one year period, providing for the recovery of the Board's share of groundskeeping costs through the provision of room rentals at no direct cost for Department Programmes.

(b) That once this agreement has been entered into, it be reviewed on an annual basis and revised as required.

Councillor Bean suggested that this proposed agreement be referred to the Education Liaison Committee. A brief discussion took place; it was finally recommended that Mr. Halliday's recommendation be adopted and that a third part be added tothe motion, referred the agreement to the Education Liaison Committee.

File: 81-77 See Recommendation #770 (M. H. Spence)

31. Report dated May 24, 1977, from the Commissioner of Recreation and Parks with reference to lands at the south east corner of Cawthra Road and the Q.E.W. (lands of new Cawthra-Q.E.W. interchange). Mr. Halliday advised that the cleared area is owned by the M.T.C. and any removal of topsoil from that area is of little consequence. To prevent any such removal of topsoil or flowers from Cawthra Park, signs have been posted along the new boundary line and staff is monitoring the situation.

File: 10-77

Received See Recommendation #771 (H. McCallion)

32. Report dated May 24, 1977, from the Commissioner of Recreation and Parks with reference to scenic routes, City of Mississauga. This report was requested as a result of the following recommendation made by the Environmental Advisory Board at its meeting held on December 1, 1975:

"(b) That the Parks and Engineering Department Staff be requested to look at the criteria of the Credit Valley Conservation Authority with respect to the designation of scenic routes in the City of Mississauga and that their comments be prepared for the next meeting of the Environmental Advisory Board."

Mr. Halliday recommended that the City endorse the continuation of the C.V.C.A. promotional programme on scenic routes through the City. Councillor Spence recommended that the report from Mr. Halliday be referred to the Legal Department for comments. This recommendation carried.

File: 7-77
54-77 See Recommendation #772 (M. H. Spence)

33. Report dated May 17, 1977, from the Commissioner of Recreation and Parks with reference to Landscape Approval Process. Mr. Halliday recommended:

(a) That in order to expedite the process of landscape approval and to provide the necessary control, all applicants will comply with one of the following procedures:

(i) That conditional approvals (approvals without plans) be granted on commercial and industrial developments with minimal environmental impact on its site or its surrounding areas, as determined by the Staff Site Plan Committee.

Conditional approval will be based on a Letter of Undertaking and Letter of Credit for 100% of the cost of the landscape works to ensure monies are available to complete the landscape works. The Letter of Credit will be released upon receipt of a satisfactory acceptance certificate from the Landscape Architect.

Continued.....

(ii) That developments with significant environmental impact on its site or on its surrounding areas must submit landscape plans to the satisfaction of the Recreation and Parks Department with a Letter of Undertaking and a Letter of Credit for 100% of the cost of the landscape works prior to the issuance of building permits. The Letter of Credit is to ensure monies are available to complete the landscape works. Upon receipt of a satisfactory acceptance certificate from the Landscape Architect, the Letter of Credit will be released.

(iii) That condominiums submit landscape plans to the satisfaction of the Recreation and Parks Department with a Letter of Undertaking prior to the issuance of building permits.

Registration of the condominium will be based on receipt of an acceptance certificate from the landscape architect for the landscape works.

(b) That the Commissioner of the Recreation and Parks Department has the authority to request the Building Commissioner to issue a stop work order for non-compliance, in accordance with the Letter of Undertaking signed by the developer.

(c) That the Site Plan process be amended to have a landscape plan submitted for approval after the application has been approved by the Planning Committee.

(d) That the Mississauga Landscape Approval Manual 1977, as revised, be adopted.

File: 164-76
34-77

Approved See Recommendation #773 (H. McCallion)

The following items, not listed on the agenda, were considered by the Committee:

34. Memorandum dated June 1, 1977, from Councillor McCallion with reference to Site Plan Procedures. Councillor McCallion recommended that her report be referred to the Acting City Manager and Commissioners for a report to General Committee on June 15, 1977. This recommendation carried.

File: 149-77
34-77

See Recommendation #774 (H.McCallion)

35. Report dated May 30, 1977, from the Commissioner of Engineering, Works and Building with reference to proposed McDonald's Restaurant, 1730 Lakeshore Road West, Clarkson. Mr. Taylor recommended that a meeting be held with McDonald's Restaurants to indicate that the City is not desirous of their locating at Lakeshore Road unless they can improve the access to their property through co-operation with Imperial Oil. Councillor Spence suggested that Mr. Taylor and Mr. Clark meet with McDonald's to inform them of the recommendation.

File: 149-77

Approved

See Recommendation #775 (M.H . Spence)

At 3:05 p.m., the Committee moved In Camera. The Committee moved Out of Camera at 3:20 p.m. Three matters were discussed at the In Camera meeting:

(a) Land Division Application B 40/77-M - Applebow Mall Ltd.

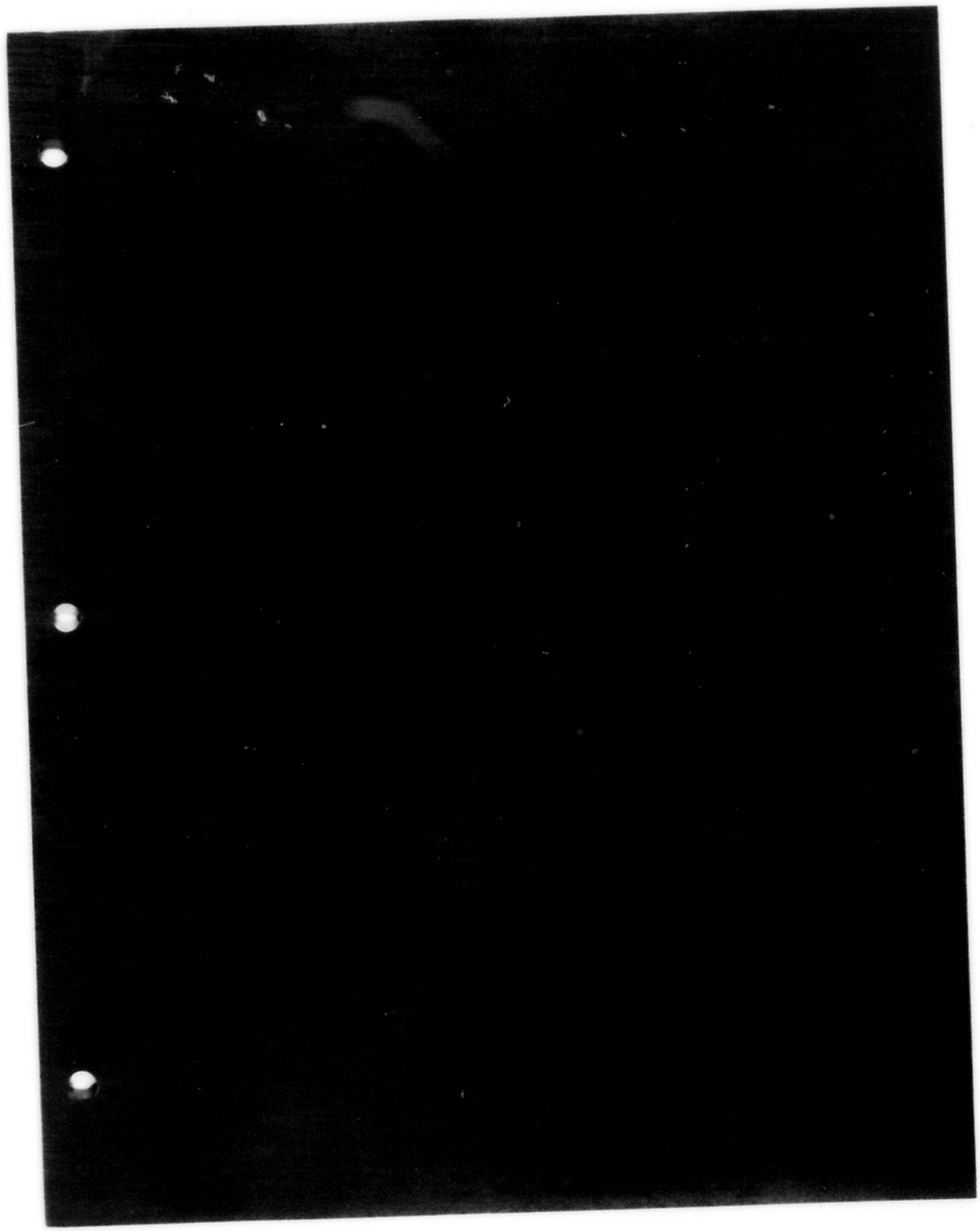
(b) Bayley Property, 1330 Eglinton Avenue West

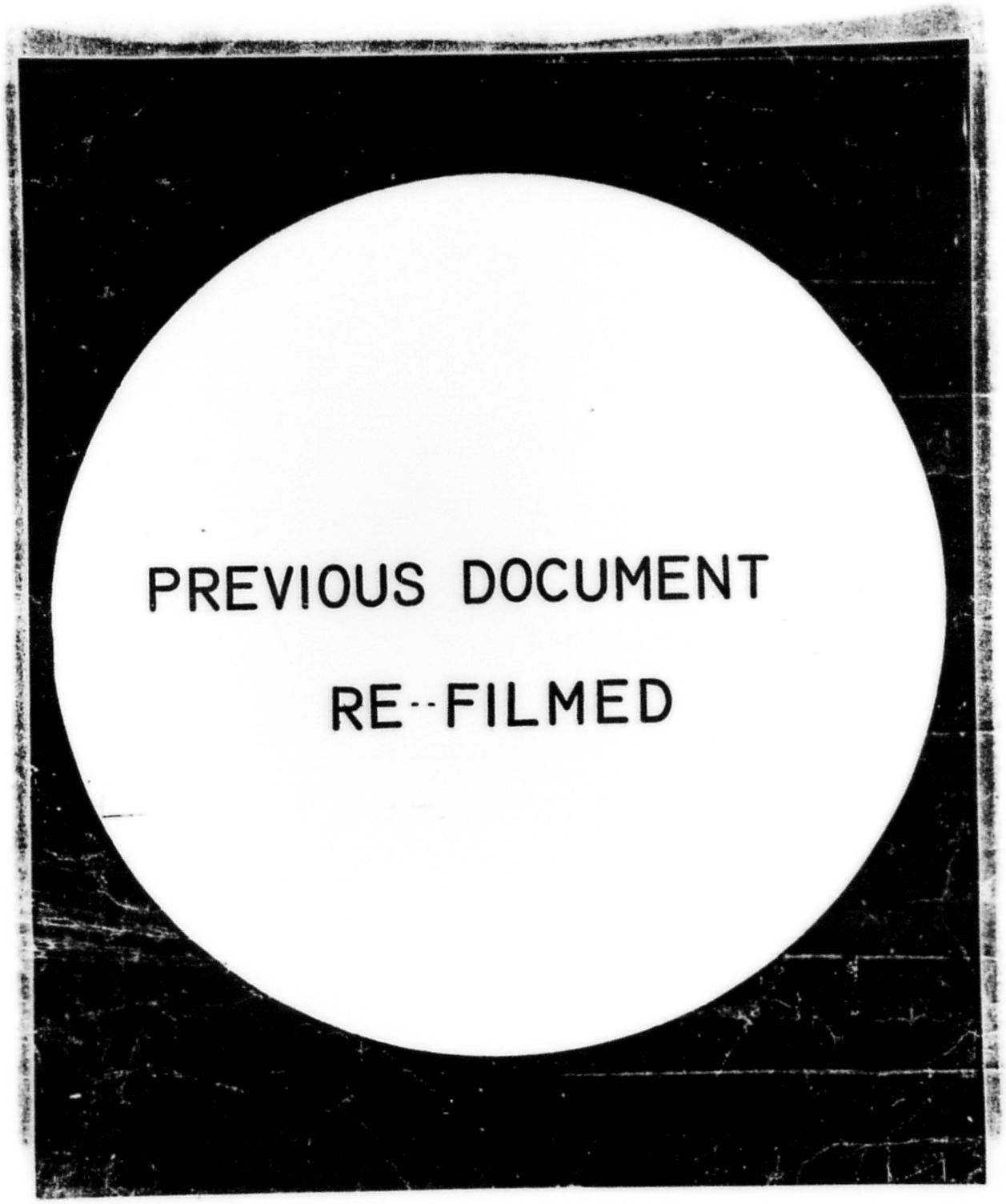
(c) Negotiations with Transit Union.

Recommendations were made on (a) and (b) and are numbered 776 and 777 on the General Committee Report.

RECOMMENDATIONS: As Per Report No. 22

ADJOURNMENT: 3:20 p.m.




PREVIOUS DOCUMENT
RE--FILMED

CITY OF MISSISSAUGA

M I N U T E S

MEETING NUMBER TWENTY THREE

NAME OF COMMITTEE:	GENERAL COMMITTEE OF COUNCIL
DATE OF MEETING:	June 8, 1977, 9:00 a.m.
PLACE OF MEETING:	Council Chambers
MEMBERS PRESENT:	Councillor Spence, Chairperson; Mayor Searle; Councillors Kennedy, Bean, Taylor, Sutt, Leavers and McCallion. Councillor McKechnie arrived at 11:00 a.m. Councillor Hooper left at 12:00 noon.
MEMBERS ABSENT:	Nil.
STAFF PRESENT:	I. F. Markson, R. Edmunds, E. Halliday, B. Clark, W. Taylor (9:00), T. Julian and J. LeFeuvre.

DELEGATIONS - 9:00 A.M.

A. Mrs. S. Campbell, Citizen Member, Planning Committee.

File: 185-77

SEE ITEM #1

B. Mr. J. Rogers and Dr. P. Clayton, representing Sullivan Construction.

Files: T-76081, T-76042 & T-76002
120-77

SEE ITEM #2

C. Mr. W. Sodrug, representing S. B. McLaughlin Assoc., Markborough Properties and Cadillac Fairview Corporation.

File: 120-77

SEE ITEM #3

1. Letter dated May 31, 1977, from Mrs. S. Campbell, citizen member of the Planning Committee. Mrs. Campbell appeared before the Committee and requested that Council clarify the duties and responsibilities of citizen members on City Committees. She stated that she was aware that the responsibilities and duties of Planning Board members were somewhat different than those of the present Committee and that this Committee was an advisory committee only. Mrs. Campbell explained that her concern arose from comments made by a member of Council at the Planning Committee meeting on May 17, 1977. Mrs. Campbell was assured by members of the Committee that there is no difference between citizen members on City Committees and Council members; that there is no difference in responsibility, authority, and voting privileges whatsoever. Mayor Searle recommended that Mrs. Campbell's presentation be received.

File: 105-77 See Recommendation #795 (R. Searle)

Received

2. Letter dated June 1, 1977, from Mr. John Rogers, on behalf of Sullivan Construction with reference to Industrial Development Levies. A brief entitled, "Submission to the City of Mississauga on Industrial Development Levies" dated June 6, 1977, was before the Committee for its consideration. Mr. Rogers appeared before the Committee and introduced Dr. Frank Clayton and Mr. Ronald Hopper, who researched and prepared the report. Mr. Rogers advised the Committee that the purpose of the report was fourfold:

(i) to examine the rationale for imposing lot levies on industrial land
(ii) to compare the level of Mississauga's levies with those in other Toronto area municipalities
(iii) to explore the economic consequences for Mississauga of imposing significantly higher lot levies than other municipalities, and
(iv) to indicate the magnitude of annual tax revenue foregone by Mississauga if the higher levies result in a postponement or loss of industrial development.

He further stated that if Council agreed to remove industrial levies, that his client was prepared to pre-service his industrial lands this year.

Continued....

Dr. Clayton addressed the Committee and highlighted the points made in the report. The report concluded that the City risks the loss of a considerable amount of tax revenue by imposing industrial lot levies far in excess of other municipalities in the Toronto area which have industrial land available for development. Discussion followed the presentation. Councillor Leavers recommended that the presentation be received and referred to Staff for consideration during the preparation of the report on industrial development policy. This recommendation carried.

File: T-76011, T-76042 & T-76002
120-77

See Recommendation #796 (F. Leavers)

3. Letter dated June 2, 1977, from S. B. McLaughlin Assoc. Ltd., Markborough Properties Ltd. and Cadillac Fairview Corporation requesting an appointment before the Committee for the purpose of discussing the City's proposed Residential Development Levy Policy. Mr. W. Bodrug, of S. B. McLaughlin Assoc. appeared before the Committee, representing S. B. McLaughlin, Markborough Properties and Cadillac Fairview Corporation. He requested the following:

(i) That General Committee exempt the three large development companies from the recommendation made on May 25, 1977, regarding the residential levy policy;

(ii) That any reference to these three companies be stricken from all documents relating to the levy policy.

The City Solicitor advised that he had prepared two recommendations for consideration by the Committee as a result of discussions he had with Mr. Bodrug. The first motion read as follows:

"Whereas the City Solicitor is presently negotiating with Cadillac Fairview, Markborough, and S. B. McLaughlin, the matter of development levies;

And Whereas until the City Solicitor has reported to Council the results of such negotiations, it would be premature to apply any specific policy to such developers;

Continued....

NowTherefore be it resolved that the development levy to be charged, and the development policy to be adopted in regard to the aforementioned developers, be decided upon only after the City Solicitor has reported to Council, the results of his negotiations."

The second motion was identical to the one above, with the addition of the following:

"And be it further resolved that all references to Cadillac Fairview, Markborough and S. B. McLaughlin be expunged from the draft Residential Development Levy Policy recommended by General Committee at its meeting on May 25, 1977."

Mr. Clark advised that the three large development companies favoured the second motion.

Councillor McCallion recommended that the first motion be approved. This was voted on and lost. The second motion, moved by Councillor Hooper, was then voted on and carried.

NOTE: The following members of Council voted in the negative regarding the motion which carried: Councillors McCallion, Spence and Taylor.

File: 120-77 See Recommendation #797 (F. Hooper)

A motion for recess was made at 10:40 a.m. The meeting reconvened at 10:45 a.m.

Following recess, Councillor Spence welcomed to the meeting, sixty grade five and six students from Ecole Notre Dame, a school in the small town of Ancienne Lorette, Quebec. They are exchange students with the St. Edmund Separate School in Mississauga. A gift was presented by Mayor Searle to the students, as well as gift to be presented to the Mayor of Ancienne Lorette.

4. Report dated June 1, 1977, from the City Manager with reference to Lot Levy Policy and Financial Agreements. Mr. Markson requested Council not to deal with the General Committee recommendation of May 25, at the Council meeting on June 13, 1977, for reasons set out in his report. Committee members agreed to defer this matter and Mayor Searle recommended that a special meeting be held by Council to consider the Policy.

Continued....

After some discussion, it was agreed to hold the special meeting on Wednesday, June 22, 1977, commencing at 9:00 a.m. The regularly scheduled General Committee meeting will not be cancelled but will be dealt with following the special meeting of Council. It was also decided that the meeting would not go past 6:00 p.m.

File: 120-77 See Recommendation #798 (R. Searle)

5. Report dated June 2, 1977, from the City Manager with reference to Energy Conservation. Mr. Markson recommended:

(a) That Council direct all City Departments and Boards to attempt to reduce energy consumption by 10% from July 1, 1977, to June 30, 1978, for all existing buildings.

(b) That for the five years July 1978 to June 30, 1983, energy consumption be held to zero increases for all existing buildings.

(c) That future buildings and equipment purchased by City Departments and Boards be governed by the application of the latest standards and specifications related to energy conservation measures.

(d) That the City Manager be instructed to report annually on or before September 30 to indicate to the City Council the progress taken to achieve the directives contained in recommendations 1, 2 and 3.

Councillor Leavers introduced the following motion regarding energy conservation:

"Whereas the conservation of energy is now and will be in the foreseeable future, a matter of continuing vital priority;
And Whereas illuminated signs and illuminated advertising devices consume vast amounts of electrical energy;
And Whereas these devices are illuminated during the night hours when the majority of citizens are retired and such illumination is deemed to be an unnecessary consumption of electrical energy;
Therefore be it resolved that the City of Mississauga include as a section of the "Mississauga Sign By-law" provision to prohibit, between the hours of 1:00 a.m. and 5:00 p.m., the illumination of all unnecessary signs and advertising devices (signs of identification

Continued....

of businesses open on a 24 hour basis to be exempted)
And Further, be it resolved that this resolution be circulated to all Provincial and Territorial Governments in Canada with a recommendation of endorsement and circulation to all municipalities in their respective jurisdictions."

On a motion by Councillor McKechnie, the recommendations of the City Manager, were voted on and carried. Councillor Leavers recommended that his motion be approved. This motion also carried.

File: 115-77

Approved See Recommendation #799 (F. McKechnie)
#800 (F. Leavers)

6. Report dated June 2, 1977, from the City Manager with reference to 1978 Current and Capital Budget Timetables. Mr. Markson recommended:

(a) That the timetables attached to his report for the 1978 Capital and Current Budgets, be approved.

(b) That Council reserve November 21 and 22, 1977, for 1978 Capital Budget discussions and December 5, 14, 1977 for 1978 Current Budget discussions.

File: 33-77

Approved See Recommendation #801 (H. Kennedy)

7. Report dated May 27, 1977, from the City Treasurer with reference to the Clarkson Business Improvement District and 1977 Budget and Levy. Mr. Munden recommended that the Clarkson Business Improvement District's 1977 Budget in the amount of $6,300.00 be approved, and that an amount of $6,732.00 be levied against the members of the Clarkson Business Improvement District in accordance with Section 361 of The Municipal Act.

File: 171-77

Approved See Recommendation #802 (H. Kennedy)

8. Report dated June 1, 1977, from the Legal Department with reference to a by-law to close Pond Street at Second Line West in Meadowvale Village. Mr. Martin recommended that the draft by-law to close Pond Street at Second Line West in Meadowvale Village, be passed by Council and that the by-law be registered once it has received third reading. This by-law was prepared at the request of Councillor Taylor.

File: 42-77

Approved See Recommendation #803 (L. Taylor)

9. Report dated May 30, 1977, from the City Solicitor with reference to a By-law to Prohibit and Regulate the Discharge of firearms. Mr. Clark recommended that the proposed by-law be executed by Council.

File: 87-77
7-77

Approved See Recommendation #804 (H. Kennedy)

10. Report dated May 31, 1977, from the City Solicitor with reference to a by-law to adopt a policy statement relating to property conditions throughout the City. Mr. Clark recommended that the by-law be enacted once consent has been received from the Ministry of Housing. This by-law was prepared pursuant to Section 36(2) of The Planning Act.

File: 34-77
170-77

Approved See Recommendation #805 (H. Kennedy)

11. Report dated May 31, 1977, from the City Solicitor with reference to Standards for Maintenance and Occupancy of Property within the City of Mississauga. This by-law rescinds by-law 611-74, which by-law was prepared and passed prior to the amendments to Section 36 of The Planning Act. Mr. Clark recommended that the by-law be enacted once consent from the Ministry of Housing has been received on the Policy Statement

Continued....

By-law referred to in Item 10 of these minutes.

File: 170-77

Approved See Recommendation #806 (H. Kennedy)

12. Memorandum dated May 26, 1977, from the Legal Department with reference to St. Lawrence Park, Sub-License between the City and the Hungaria Soccer Club of Mississauga. The Committee was advised that the City holds a license to use, as a soccer field, a parcel of land located at the south-west corner of Hurontario Street and Lakeshore Road. The City, under its license, has the right to sub-license and wishes to sub-license to the Mississauga Hungaria Soccer Club. Councillor Leavers recommended that the sub-license be executed. This motion carried.

File: 10-77

Approved See Recommendation #807 (F. Leavers)

13. Report dated May 30, 1977, from the Property Agent in which he recommended that the sum of $42,200.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with West Beach Investments Ltd., File T-74109, comprising 5 residential single family lots, zoned R2, Section 799 and Block A, with an area of approximately 2.986 acres zoned RM5, Section 798 to be developed with approximately 36 townhouses.

File: T-74109

Approved See Recommendation #808 (H. Kennedy)

14. Letter dated May 30, 1977, from the Mississauga Library Board with reference to the Streetsville Library. Council on May 9, 1977, approved the following:

> "That the report dated April19, 1977, from the Property Agent regarding the Sparling Property at 108 Queen Street, be referred to the Library Board and that they be asked to inform the City of Mississauga whether this lot should be acquired for parking at the Streetsville Library."

The Board, on May 25, 1977, recommended that the City continue, on behalf of the Library, in their negotiations to purchase this property. Mr. Wilkinson's report of April 19, 1977, was attached to the agenda. Councillor McCallion recommended that the Property Agent be authorized to continue negotiations for the purchase of this property and that the funds be taken out of the Reserve Account. This motion carried.

File: 8-77

Approved See Recommendation #809 (H. McCallion)

15. Letter dated May 26, 1977, from the Regional Municipality of Waterloo with reference to a resolution passed by that Municipality on May 12, 1977. The resolution indicates the Regional Municipality of Waterloo's concern regarding 'PSI Mind Development'. The City was requested to endorse the resolution. Councillor McCallion recommended that the City endorse it. This motion carried.

File: 67-77 See Recommendation #810 (H. McCallion)

16. Report dated May 31, 1977, from the Director of Building Standards with reference to the Ontario Humane Society Policy with respect to Sale of Animals (Spay/Neutering). Mr. Cowan advised that it is the Society's Policy to spay or neuter any cats which they offer up for sale before they are offered for sale. These cats are then made available on the basis that they are already spayed/neutered. With respect to dogs, spay/neutering is not carried out by the Society nor is it a condition of the sale of the animal. The would be purchaser is informed that the dog in question can be spayed or neutered by the Society at reasonable cost if they so wish. Councillor McCallion recommended receipt of the report; Councillor Leavers

Continued.....

recommended that the Society be requested to spay/neuter dogs before they are offered for sale to the public. This motion also carried.

File: 104-77 See Recommendation #812
(a - H. McCallion)
(b - F. Leavers)

17. Report dated May 26, 1977, from the Commissioner of Engineering, Works and Building with reference to Dundas Holdings Subdivision, T-25067, located south of Dundas Street and east of Glengarry Road. Mr. Taylor recommended that upon approval by the Legal Department of the engineering agreement and the transfers of land and easements, and upon fulfilment of the outstanding items listed in his memorandum dated May 26, 1977, to the City Clerk (copy was attached) the Mayor and Clerk be authorized to execute the Engineering Agreements and the transfers of land and easements.

File: T-25067

Approved See Recommendation #811 (H. Kennedy)

18. Report dated May 30, 1977, from the Commissioner of Engineering, Works and Building regarding the appointment of peace officers for the purpose of enforcing parking regulations on private property by individuals nominated by property owners. Mr. Taylor recommended:

(a) That the Region of Peel be requested to amend by-law 203-76 to provide for the appointment of the additional individual as per list "A" attached to his report;

(b) That the Region of Peel be advised that the City has carried out the appropriate investigations and is satisfied to have this person appointed.

File: 4-77
86-77
87-77

Approved See Recommendation #813 (H. Kennedy)

19. Report dated May 31, 1977, from the Commissioner of Engineering, Works and Building with reference to Municipal Incentive Grant. Mr. Taylor recommended:

(a) That C.M.H.C. be advised that their cheque in the amount of $23,000.00 representing a Municipal Incentive Grant, was received.

(b) That the Municipal Incentive Grant in the amount $23,000.00 be held in the new account set up by the Treasury Department - Unallocated Reserve Section: 865-021-CMHC Municipal Incentive Grant.

File: 62-76

Approved See Recommendation #814 (F. Leavers)

20. Report dated May 31, 1977, from the Commissioner of Engineering, Works and Building with reference to permit fees for building and heating. A schedule setting out the current and proposed fees, was attached to the report. Mr. Taylor recommended that the schedule of fees for Building and Heating permits as shown on the schedule, be adopted, and that Schedule A amending By-law 114-76, be adjusted in accordance with these proposed fees.

File: 4-77

Approved See Recommendation #815 (H. Kennedy)

21. Report dated May 24, 1977, from the Commissioner of Planning with reference to a reserved school site on Michelle Row in the Mississauga Valleys Community. A copy of this report was distributed to the members of the Committee on June 1, 1976; however, the report was referred to this meeting. The Committee was advised that three choices were available to Council with respect to the disposition of this matter. These are:

(a) Recommend to the Peel Board of Education that the City has no objection to releasing the developer from the obligation to reserve the site for future school purposes.

(b) Recommend that the Peel Board of Education retain its option to purchase the site until all residential development in the north-west quadrant of the community has been completed.

Continued....

(c) The City purchase all of the lands, or 5 acres to provide for the extension of the existing Brentwood Park.

Councillor Taylor advised the Committee that the Mississauga Valleys Community Association favoured option (c) and made the following recommendation:

"That Council consider option (c) (to purchase all the lands for the extension of existing Brentwood Park) and that an updated report be brought forward to Council and a report from the Property Department as to the cost."

Discussion followed this motion. Councillor Leavers suggested Option (b) be approved. Councillor Taylor then amended his motion - that option (c) still be considered and that the City enter into negotiations with the developer, and that a report be prepared by the Recreation and Parks Department as to whether or not the property is required. Mr. Bodrug, representing the developer was present during this discussion. He advised Council that if the property was available for purchase by the City, that the purchase price would be based on market value.

Councillor Taylor's motion was voted on and lost.

Councillor Kennedy then recommended that Option (a) be approved. Prior to this being voted on, Councillor McCallion moved that the matter be deferred to the next General Committee meeting and that Mr. Halliday prepare a report for that meeting. The motion to defer was voted on and carried.

File: 26-77
120-77 See Recommendation #816 (H. McCallion)

22. Memorandum dated May 30, 1977, from the Director of Urban Design to the City Manager with reference to the Architectects Selection Procedure - replacement of Lakeshore Fire Station. When this item came up for discussion, as well as item 23, it was deferred until Mr. Lethbridge could be in attendance. These items were again considered after the lunch break when Mr. Lethbridge was present. The Committee was advised that a Selection Committee would be formed and that this Committee would then consider written briefs submitted by a number of architectural firms; the Committee would then recommend a consultant for the project to Council. Mr. Lethbridge advised the Committee that three out of

Continued....

the six firms who will be submitting briefs, are from Mississauga. Councillor McCallion recommended approval of this report.

File: 41-77 See Recommendation #817 (H. McCallion)

23. Memorandum dated May 30, 1977, from the Director of Urban Design to the City Manager with reference to the Architects and Selection Procedure for the following three projects: Britannia Dixie Fire Station - addition of fire tower, fire house and work shop; Erindale Station - minor building extension; Dixie Station - minor building extension. Mr. Lethbridge recommended that the firm of Allen, Brown and Sheriff be retained as architects for these projects. Councillor McCallion recommended that the same procedure be used for the selection of architects as recommended in the previous item. This recommendation carried. The Fire Chief was also present during discussion of Items 22 and 23.

File: 41-77 See Recommendation #818 (H. McCallion)

24. Report dated June 3, 1977, from the Clerk's Department with reference to the designation of buildings of architectural and historical significance under part IV of The Ontario Heritage Act. The Local Architectural Conservation Advisory Committee, on May 9, 1977, recommended that twelve buildings throughout the City be designated as historical buildings. The General Committee, on May 25, 1977, referred this recommendation back to staff for a report on the procedure to be used when making such designations. Mr. Murray's report set out the procedures to be followed to carry out designations under the Act. He recommended that the recommendations of the Local Architectural Conservation Advisory Committee designating the twelve buildings as historical buildings, be adopted. Members of the Committee expressed concern about the fact that the owners of the buildings (those in private ownership) had not yet been advised that these buildings were being designated as historical buildings. Councillor McCallion suggested that the City historian personally visit the owners and explain the procedure to them. It was decided that this would be done during the afternoon of June 8, with priority being given to the three privately owned buildings (not owned by corporations).

Continued...

Councillor Leavers moved recommendation of the report by Mr. Murray. This motion carried.

File: 178-77

Approved See Recommendation #819 (F. Leavers)

25. Report dated May 26, 1977, from the Commissioner of Recreation and Parks with reference to the use of Credit Meadows Park for a Wilderness Camp. This report was prepared as a result of a deputation before Council on May 24, 1977. A copy of this presentation was also attached. Mr. Halliday recommended that the use of the Credit Meadows Park for a Wilderness Camp be approved, subject to the concurrence of the Credit Valley Conservation Authority. Councillor Taylor advised that additional material regarding this matter had been circulated to the members of the Committee. Mrs. Keeping, who appeared before Council on May 24, 1977, was present for the discussion of this item. Councillor Taylor recommended the following:

"That the Day Camp Programme be allowed to continue for 1977 in Milkwood Park, subject to the following conditions:

(i) any tents and buildings be erected on the flatland
(ii) firewood be brought in
(iii) that signs be erected at Creditview Road clarifying to the public that access is still available
(iv) that the Environmental Advisory Board be requested to report on the environmental sensitivity of this park
(v) that the Parks Department monitor the impact this programme is having on the site."

Discussion followed the motion. Councillor Taylor also suggested that the two ladies, Mrs. Keeping and Mrs. Johnson, become involved in the actual programme. Councillor McCallion expressed concern over the fact that the Credit Valley Conservation Authority did not want Meadowvale Park to be used for this purpose and had, therefore, recommended Credit Meadows Park.

Mrs. Keeping briefly addressed the Committee. She stated that there were some very rare plants in the park which would suffer if the programme proceeds.

Continued.....

Prior to Councillor Taylor's motion being voted on, Councillor McCallion presented the following amendment:

"That the Environmental Advisory Board and the Environmental Staff of the Planning Department assess the impact on the C.V.C.A. Park (Meadowvale) and the Credit Meadows Park and advise Council which location would have the least impact on the environment, by the Council meeting on June 13, 1977."

It was decided to consider Councillor McCallion's amendment as a separate motion. Both Councillor Taylor's and Councillor McCallion's motions were voted on and carried.

File: 10-77
54-77

See Recommendation #820
(a - L.Taylor)
(b - H. McCallion)

A motion for recess was made at 12:30 p.m. The meeting reconvened at 1:55 p.m.

Present: In the absence of Councillor Spence, Councillor Butt occupied the chair. Mayor Searle; Councillors Bean, Taylor, McKechnie, Leavers and McCallion. Councillor Hooper arrived at 2:05 p.m. Councillor Spence Arrived at 2:10 p.m. Councillor Butt remained in the chair after her arrival.

Absent: Councillor Kennedy.

Staff Present: I. F. Markson, R. Edmunds, B. Clark, W. Taylor, T. Julian and J. LeFeuvre.

26. Report dated May 30, 1977, from the Commissioner of Recreation and Parks with reference to Kogaydiwin Trail, 50 foot greenbelt south side of Benedet Drive, from Winston Churchill Boulevard to Kogaydiwin Park and Sheridan Creek. Mr. Halliday recommended:

(a) That the residents abutting the 50 foot strip of Kogaydiwin Trail, be notified to have their property removed by September 15, 1977, so that a 4 foot chain link fence can be erected.

(b) That the further development and landscaping of the strip be considered in the 1978 budget.

Continued...

Councillor Leavers moved that the recommendation be approved. This motion carried. Later in the meeting, upon return of Councillor Spence, she requested that the matter be reopened for discussion as she wanted to add a further part to the recommendation. On a motion by Councillor Kennedy, the matter was reopened. The following additional recommendation by Councillor Spence, was voted on and carried:

"(c) That the Engineering Department or Recreation and Parks Department make weekly inspections of the area to ensure that the area is clear of refuse and properly maintained."

File: 10-77
17-77

See Recommendation #821
(a & b - F. Leavers)
(c - M. Spence)

27. Report dated May 30, 1977, from the Commissioner of Recreation and Parks with reference to an agreement between Nick Van Vliet, the Corporation of the City of Mississauga, and Darcel Const. for Block KKK, Plan M-59. Mr. Halliday recommended that the City enter into the agreement to expedite Landscape Approvals with the costs of the services of the Landscape Architect being guaranteed and paid for by the owner, Darcel Construction Company for Block KKK, Plan M-59.

File: M-59

Approved — See Recommendation #822 (F. Bean)

28. Report dated May 20, 1977, from the Commissioner of Recreation and Parks with reference to the proposed restaurant and trading post in Port Credit Park. This report was prepared as a result of a presentation by the Credit Valley Conservation Authority regarding Port Credit Park. Mr. Halliday recommended:

(a) That the C.V.C.A. be requested to include in its development plans, a building of 400 - 500 sq.ft. for the purpose of a snack bar type of operation.

Continued....

(b) That the C.V.C.A. be requested to include in its development plans, a picnic type shelter for purposes of providing space for community groups to display and sell arts and crafts etc.

(c) That the buildings, upon completion, be turned over to the City for operations and maintenance.

File: 10-77
54-77

Approved See Recommendation #823 (F. Leavers)

29. Report dated May 25, 1977, from the Commissioner of Recreation and Parks with reference to walkways within new subdivisions. This report was requested by General Committee on October 25, 1976. Mr. Halliday recommended:

(a) That the Recreation and Parks Department continue in conjunction with other City Departments, to ensure the provision of a safe and efficient pedestrian/cycle system in accordance with established criteria in all new plans of subdivision.

(b) That the Recreation and Parks Department continue to evaluate the established systems for successful use and for improvements to future walkway systems.

File: 10-77
120-77
126-77

Approved See Recommendation #824 (F. McKechnie)

30. Report 5-77 of the Recreation and Parks Committee meeting held on May 30, 1977. This meeting was held specifically to consider requests for grants by various groups. Recommendations 32 and 56 of the report did not deal with grants. The Committee agreed, on a motion by Councillor Taylor, not to consider the portion of the report relating to grants, until such time as all requests for grants had been considered by the Recreation and Parks Committee. Councillor McKechnie recommended approval of recommendations 32 and 56. This motion carried.

File: 30-77
128-77 See Recommendations #829, 830 & 831
(L. Taylor - 829 & 831)
(F. McKechnie - 830)

31. Report dated June 6, 1977, from the City Manager with reference to the 1977 Negotiations with Firefighters Assocation, Local 1212. This report was prepared as a result of the brief presented by the Firefighters' Association at the General Committee meeting held on June 1, 1977. Mr. Markson recommended that the City of Mississauga's total all-inclusive compensation offer to the Firefighters Association, Local 1212, be 6.6% in accordance with the Anti-Inflation Board Guidelines.

File: 41-77A

Approved See Recommendation #825 (H. Kennedy)

32. Report dated May 26, 1977, from the Commissioner of Engineering, Works and Building, with reference to the Clarkson and Malton Depot Buildings. A further report dated June 7, 1977, from Taylor regarding this item, was distributed to the Committee. Mr. Taylor recommended the following:

(a) That the contract for the construction of the Clarkson Depot Building be awarded to Napev Construction Limited, the lowest bidder, at the tendered price of $864,960.00 and that the contract for the construction of the Malton Depot Building be awarded to Napev Construction Limited, the lowest bidder, at the tendered price of $797,510.00.

(b) That the by-laws to authorize execution of the contracts, be approved by Council.

(c) That the City Clerk apply to the Ontario Municipal Board for a reallocation of debenture approval in the amount of $225,000.00 from Ontario Municipal Board approval Order No. E-75-1866 to Ontario Municipal Board approval Order No. E 75-1865.

File: 21-77
24-77

Approved See Recommendation #826 (F. Leavers)

At 2:25 p.m., the Committee moved In Camera to discuss three items of business. The Committee came Out of Camera at 3:15 p.m.

Two recommendations resulted from the In Camera session, which appear on the General Committee report as Numbers 827 & 828. The City Solicitor was given a direction with reference to the third item discussed.

RECOMMENDATIONS: As Per Report #23

ADJOURNMENT: 3:16 p.m.

City of Mississauga

MEMORANDUM

To MAYOR & MEMBERS OF COUNCIL

From L. M. McGillivary

Dept.

Dept. Deputy City Clerk

June 10, 1977

ADDITIONAL ITEMS FOR

CITY COUNCIL AGENDA

JUNE 13, 1977

1. DEPUTATION

Mrs. Dean Keeping will appear before Council with respect to Item #820 of the General Committee Report dated June 8, 1977, concerning the Wilderness Camp Programme at the Credit Meadows Park (Milkwood Property).

2. REPORTS FROM MUNICIPAL OFFICERS

R-3 - FILE 7-77 - CLERK'S GENERAL

Report dated June 2, 1977, from Mr. B. Clark, Q.C., with respect to the penalty sections in certain municipal by-laws. To be received. By-law Available.

ALSO ENCLOSED ARE THE FOLLOWING:-

1. Report dated June 9, 1977, from Mr. B. Clark, Q.C., with respect to Item #UB-3, listed on the agenda.

2. Map showing Reiss Court - this is with respect to item #R-2 listed on the agenda.

3. Report dated June 9, 1977, from Mr. B. Clark, Q.C. to be dealt with IN CAMERA.

L. M. McGillivary
Deptuy City Clerk

LMM/sjc
encl.

R-3

City of Mississauga

MEMORANDUM

To Mayor & Members of

Dept. GENERAL COMMITTEE

From Mr Basil T Clark Q C

Dept. City Solicitor

2nd June 1977

SUBJECT : Penalty Sections in certain municipal by-laws

ORIGIN : A letter dated February 16, 1977 from His Honour, Judge August, Provincial Court, Criminal Division Judicial District of Peel

COMMENTS : Further to the report of March 11, 1977, attached hereto, it has become apparent that there are other by-law which require amendment to the Penalty Section.

RECOMMENDATION : That the proposed by-law, relating to penalty sections in certain municipal by-laws, annexed hereto, be executed by the Mayor and the City Clerk.

RECEIVED
REGISTRY NO. 452
DATE JUN 3 1977
FILE NO. A7-77
CLERK'S DEPARTMENT

Basil T. Clark Q.C.,
City Solicitor

MVM:psp

Attach.

✓ TO BE RECEIVED
BY-LAW AVAILABLE

Mayor & Members of
COUNCIL

Mr Basil T Clark Q.C.
City Solicitor

11th March, 1977

SUBJECT : Penalty Sections in certain municipal by-laws

ORIGIN : A letter, dated February 16, 1977, from His Honour Judge W. D. August, Provincial Court, Criminal Division, Judicial District of Peel.

COMMENTS : Some of the City's by-laws contain the words, "Convicting Magistrate" in their penalty section. Wherever the words, "Convicting Magistrate" appear in the penalty sections, the matter can be tried before a Justice of the Peace. All other matters must be tried before a Provincial Court Judge.

For consistency, it is recommended that all the by-laws, which are described in more detail in the list attached to this report, be amended and thereby all by-laws within the City will have the same penalty section. Many of the by-laws on the attached list are very old and since their enactment the enabling section of The Municipal Act has increased the amount of the penalty. This proposed change therefore updates the penalty section of the by-laws in question as well as providing consistency.

RECOMMENDATION : It is therefore recommended that the following standard penalty section be incorporated wherever required in the by-laws of the City of Mississauga:

...../2

RECOMMENDATION : (Cont'd).....

"Every person who contravenes any provision of this by-law is guilty of an offence and on summary conviction is liable to a fine of not more than $1,000.00, exclusive of costs, or to imprisonment for a term of not more than twenty-one days, or to both.

Basil T. Clark Q.C.,
City Solicitor

MVM:psp

Attach.

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER.....

A by-law to amend the penalty sections of certain by-laws

WHEREAS under The Regional Municipality of Peel Act, 1973, the Town of Port Credit, the Town of Streetsville, and portions of the Town of Mississauga and the Town of Oakville were amalgamated on January 1, 1974, as the City of Mississauga.

AND WHEREAS under The Regional Municipality of Peel Act, 1973, the by-laws for each of the amalgamating municipalities in existence immediately before amalgamation remain in force after amalgamation, subject to repeal or amendment by the City of Mississauga.

NOW THEREFORE the Municipality of the Corporation of the City of Mississauga ENACTS as follows:

1. The sections set out below in Column 1 of the by-laws set out in Column 2 are hereby repealed and the following substituted thereof:

"Every person who contravenes any provision of this by-law is guilty of an offence and on summary conviction is liable to a fine of not more than $1,000.00, exclusive of costs or to imprisonment for a term of not more than twenty-one (21) days, or to both."

COLUMN 1	COLUMN 2
Section 14	By-law 199-74 for the Corporation of the City of Mississauga
Section IV	By-law 957 for the Corporation of the Village of Port Credit as amended

2. Section 4 of City of Mississauga By-law 390-76 is hereby repealed and the following substituted:

.....2

"4. Every assessed owner who contravenes any of the provisions of paragraphs 1, 2 or 3 of this by-law is guilty of an offence and on summary conviction is liable to a fine of not more than $1,000.00, exclusive of costs or to imprisonment for a term of not more than twenty-one (21) days, or to both"

3. Section 7 of The City of Mississauga By-law 390-76 is hereby repealed and the following substituted:

"7. Where on any grounds, yard or vacant lot occupies by a tenant there is refuse, garbage, rubbish or junk, the tenant shall remove such refuse, garbage, rubbish or junk from the land leaving the same in a clean condition and where the tenant after due notification refuses or neglects to clean the grounds, yard or vacant lot, the tenant is guilty of an offence and on summary conviction is liable to a fine of not more than $1,000.00, exclusive of costs or to imprisonment for a term of twenty-one (21) days, or to both."

ENACTED AND PASSED this day of , 1977.

APPROVED
City Solicitor
Mississauga
Date: Dec 6/77

MAYOR

CLERK

UB-3

City of Mississauga

MEMORANDUM

To Mayor and Members of
Dept. City Council

From Basil Clark. Q.C.,
Dept. City Solicitor.

June 9, 1977.

SUBJECT: Ontario Municipal Board Hearing, Tuesday, June 28, 1977. Appeal by Peel Condominium Corporation No. 30 C.A. "A" 244/76.

ORIGIN: Report Request # 144-77
Council, May 25, 1977.

REQUEST To comment on the above appeal

COMMENTS:

1. This concerns an application for permission to erect signs for the purpose of identifying the incidental commercial uses located on the ground floor of a condominium apartment building at 3533 Derry Road East.

2. The subject lands are zoned 'RCL1D4' a zoning which permits certain commercial uses accessory to an apartment building. Some of these uses were approved in a previous application to the Committee of Adjustment. They are: a bank, a variety store, a men's and ladies' hairdressing salon, and four offices.

3. The fact that these commercial uses are located within a residential building warrants controls to protect against unnecessary intrusion on the residential component and to ensure their use if confined to an accessory nature for the convenience of the residents of the apartment building alone. This is especially important where, as in this case, the commercial uses have separate entrances which are readily accessible to the general public. For this reason, the Committee of Adjustment imposed as conditions of their approval, the following:

/Contd.....

TO BE RECEIVED
RESOLUTION AVAILABLE

a) the signs must be uniform in colour and size

b) the signs may not be illuminated

c) the Planning Department must approve the signs with respect to their size and location.

The Planning Department has indicated they are satisfied that the conditions imposed by the Committee provide sufficient protection. Neither of the Engineering or Building Departments made any comments to the Committee of Adjustment upon the hearing of the application.

4. Peel Condominium Corporation No. 30 located adjacent to the subject development, objects to the erection of the signs, and has appealed the Committee of Adjustments decision to the Ontario Municipal Board.

CONCLUSION: Some form of signage is a necessary part of commercial uses. The approval, subject to the conditions, would appear to provide sufficient control over the proposed signs and is satisfactory to all City departments.

RECOMMENDATION: That the City take no position before the Ontario Municipal Board in connection with the appeal by the Peel Condominium Association No. 30, scheduled to be heard on June 28, 1977.

Sincerely,

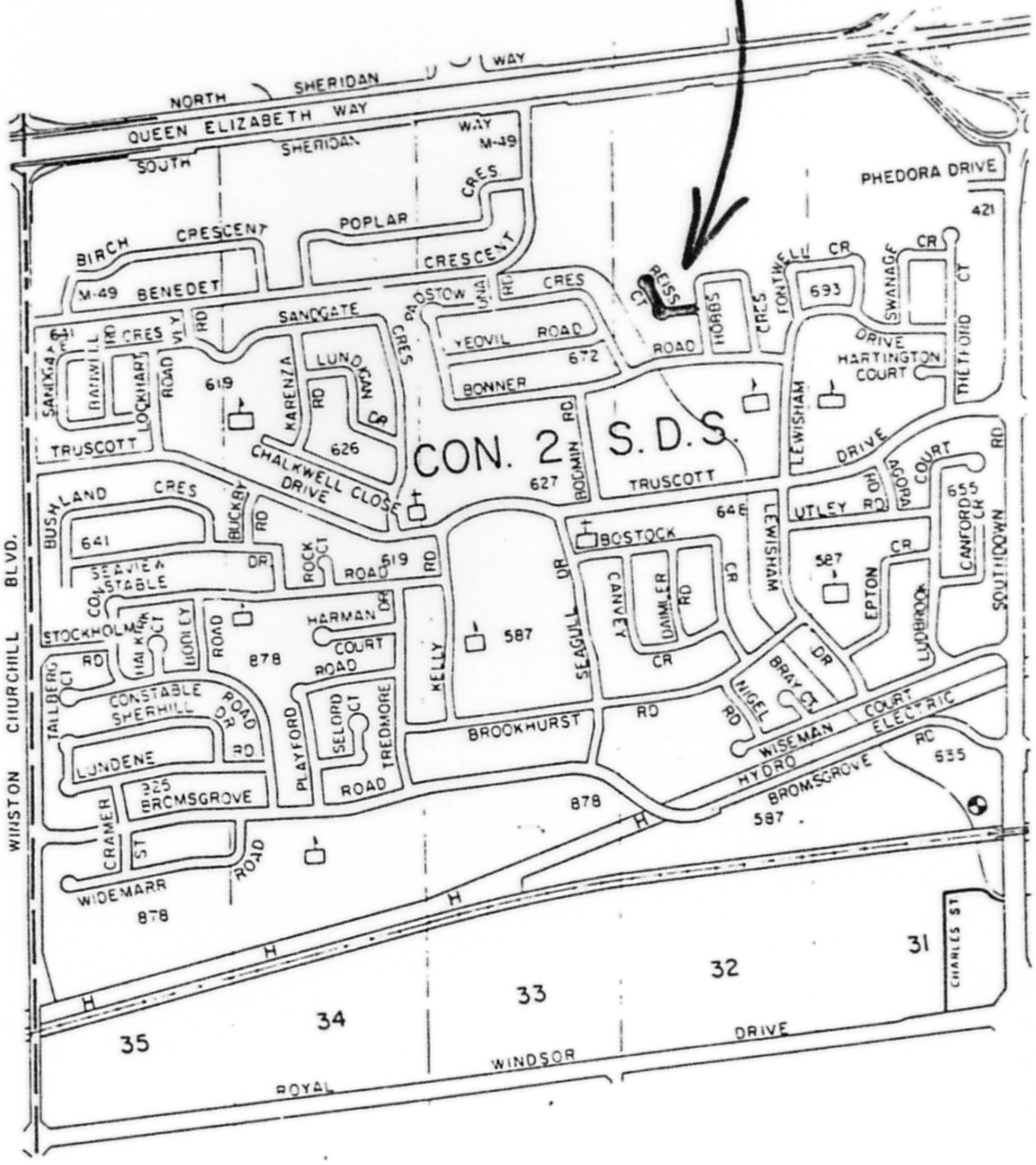
Basil Clark, Q.C.,
City Solicitor.

AMCD:jp

R-2

REISS CT.

Z-18



City of Mississauga

MEMORANDUM

To: Mayor & Members of COUNCIL

From: Mr Basil T Clark Q.C., City Solicitor

Dept.: COUNCIL

Dept.: City Solicitor

9th June, 1977: IN-CAMERA

SUBJECT : Trial de Novo - Dr. Newbigin

ORIGIN : Prosecution Provincial Court, May 27, 1976.

BACKGROUND : Dr. Brian Newbigin was convicted in Provincial Court on May 27, 1976 for unlawfully using the single family residence at 1424 Hurontario Street in December, 1975, contrary to Section 39(2) of By-law 5500. Section 39(2) of By-law 5500 provides:

"a physician, dentist or drugless practitioner may establish an office for consulting and emergency treatment only in a one family detached dwelling used by him as his private residence."

Dr Newbigin appealed the Provincial Court conviction to the County Court and on May 9,, 1977, the appeal was heard by County Court Judge W. A. Maedel. His Honour Judge Maedel gave his decision on May 18, 1977. His Honour found that Dr Newbigin had not contravened the provisions of the Zoning By-law, allowed the appeal and quashed the conviction and sentence imposed against Dr. Newbiggin by the Provincial Court.

COMMENTS : The County Court Judge based his decision on that portion of the wording of subsection 2 of Section 39 - namely: "used by him as his private residence". The evidence before the County Court was that Dr. Newbigin, a physician, owned a home in Etobicoke and lived there with his wife and family. Dr. Newbigin established an office at 1424 Hurontario Street, Mississauga, which is a single family detached dwelling, and this office was used for consulting and emergency treatment.

.....2

COMMENTS (Cont'd): Dr. Newbigin testified that he stayed overnight in a bedroom at 1424 Hurontario Street at least once every ten days and that he often had his meals at 1424 Hurontario Street. The bedroom and kitchen, according to the testimony of one By-law Enforcement Officer, were equipped for the use as stated by Dr. Newbigin. His Honour Judge Maedel held that the use as stated by the evidence constituted use as a private residence. His Honour's interpretation of Section 39(2) of the by-law was to allow a physician to have more than one residence. His Honour held that there was ample law in support of a person having more than one bona fide residence.

It was argued on behalf of the City that the intention of the zoning by-law was to permit a physician within a one family detached dwelling, situated in a residential zone, to establish an office, provided that the dwelling was his permanent residence. It did not have to be his only residence, but had to be his principal or primary residence. (The words, "residence" or "private residence", are not defined in the by-law.) The judge was of the opinion that since the words "primary" or "principal" did not appear in the law, and the words, "private residence" were not defined in the by-law, the City's argument could not stand.

A Notice of Appeal from the Decision of the County Court Judge to the Supreme Court has been prepared and, if Council so instructs, the appeal will be launched. There is law on both sides of the question and I cannot predict with any degree of certainty the success of the appeal. However, in order to have a definitive hearing on the question, I believe the appeal should be taken. I am recommending amendment to the by-law to remove uncertainty in the future.

RECOMMENDATION: 1. It is recommended that Zoning By-law 5500 be amended to make it clear that a physician, dentist or drugless practitioner can only establish an office in a single family dwelling in a residential zone when he uses that dwelling as his only permanent private residence.

.....3

RECOMMENDATION (Cont'd).....

2. It is also recommended that the decision of the County Court re Dr. Newbigin be appealed to the Supreme Court of Ontario.

Basil T. Clark Q.C.
City Solicitor

MVM:psp